

Mail Tax notice to:
Grantee
1809 West 10610 South
South Jordan, Utah 84095
MNT File No.: 41840
Tax ID No.: 27-15-127-020 & 27-15-127-004

11919102
9/25/2014 12:11:00 PM \$15.00
Book - 10262 Pg - 7505-7506
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

South Jordan Auto Spa LLC, a Utah limited liability company

GRANTOR of South Jordan , State of Utah , hereby CONVEYS and WARRANTS TO:

CJ's Premier Carwash LLC

GRANTEE of Salt Lake , Utah for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" Attached hereto and made a part hereof

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 24th day of September, 2014.

South Jordan Auto Spa LLC, a Utah limited liability company

By:

Joshua C. Pettit, Manager

State of County of)ss:

On this date, September 24, 2014, personally appeared before me Joshua C. Pettit , who being by me duly sworn did say that he/she is a Manager of South Jordan Auto Spa LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Joshua C. Pettit acknowledged to me that said limited liability company executed same.

Notary Public

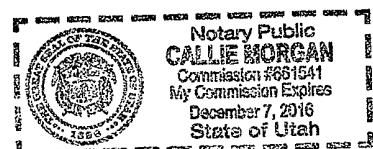


Exhibit "A"

Parcel 1:

Beginning at the Northeast corner of the Northwest quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence West along the existing fence 316.05 feet (actual along Section line: South 89°47'38" West 316.50 feet); thence South 16°53'00" East 120.15 feet (actual using deed angle: South 17°05'22" East 120.15 feet); thence East 281.60 feet to centerline of Redwood Road (actual paralleling North property line, to the centerline of Redwood Road; North 89°47'38" East 281.014 feet); thence North 115 feet along the Section line to the point of beginning (actual along Section line to the point of beginning: North 00°05'20" East 114.973 feet).

Excepting Therefrom the Easterly 52 feet lying within the bounds of Redwood Road.

Less and excepting therefrom that portion of the subject property, being correctly described as follows:

A parcel of ground being located in the Northwest quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian; more particularly described as follows:

Beginning at the Northwest corner of that certain parcel recorded August 19, 1992 as Entry No. 5314925 in Book 6504 at page 1106 of the official records, said point of beginning being West along the existing fence 316.05 feet (actual along Section line: South 89°47'38" West 316.50 feet from the Northeast corner of the Northwest quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°47'38" East along the North line of said parcel 63.50 feet; thence South 00°05'20" West 114.97 feet to a point on the South line of said parcel; thence South 89°47'38" West along said South line 28.01 feet to the Southwest corner of said parcel; thence North 17°05'22" West along the West line of said parcel 120.15 feet to the point of beginning.

Parcel 2:

Beginning 53 feet West and South 00°05'20" West 114.973 feet from the North quarter corner of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°05'20" West 13.0 feet; thence South 89°47'38" West 200.00 feet; thence North 00°05'20" East 13.0 feet; thence North 89°47'38" East 200.00 feet to the point of beginning.