

01197429 B: 2763 P: 0820

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Rhonda Francis Summit County Recorder

11/04/2022 01:25:40 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Mail Recorded Deed & Tax Notice To:

Oakley Grocery Land I, LLC, a Utah limited liability company

PO Box 1075

Lehi, UT 84043



File No.: 162214-WHP

SPECIAL WARRANTY DEED

Kens Kash LLC, also known as Ken's Kash, LLC,

GRANTOR of Sandy, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Oakley Grocery Land I, LLC, a Utah limited liability company,

GRANTEE of Lehi, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Summit County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: OT-71 and OT-71-B (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 3rd day of November, 2022.

Kens Kash, LLC, also known as Ken's Kash,
LLC


BY: _____

Larry A. Devey
Managing Member

STATE OF UTAH

COUNTY OF SALT LAKE

On 3rd day of November, 2022, before me, personally appeared Larry A. Devey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same, as ~~Manager~~ **Managing Member**, on behalf of Kens Kash, LLC, also known as Ken's Kash, LLC.



Notary Public

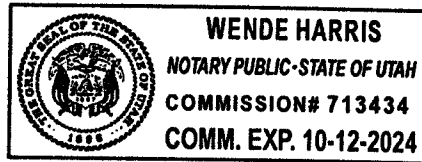


EXHIBIT A
Legal Description

PARCEL 1:

Commencing 42 rods North and 82 feet 1 inch East from the Southwest corner of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian; thence North 98 feet 8 inches to the Northwest corner store building on said premises; thence East 7 feet 4 inches; thence North 56 feet 4 inches to an old fence line marking the North boundary of grantor's land; thence East along said fence 26 feet 1 inch; thence South 33 feet; thence East 16.5 feet; thence South 122 feet to a point due East of the place of beginning; thence West 49 feet 11 inches to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described parcel:

Commencing North 693.00 feet and East 82.08 feet from the Southwest corner of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian; thence North 98.67 feet; thence East 7.33 feet; thence North 23.33 feet; thence East 42.59 feet; thence South 122.00 feet; thence West 49.92 feet to the point of beginning.

PARCEL 2:

Commencing North 693.00 feet and East 82.08 feet from the Southwest corner of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian; thence North 98.67 feet; thence East 7.33 feet; thence North 23.33 feet; thence East 42.59 feet; thence South 122.00 feet; thence West 49.92 feet to the point of beginning.