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9/22/2021 11:35:00 AM \$40.00
Book - 11242 Pg - 6113-6115
RASHELLE HOBBS
Recorder, Salt Lake County, UT
CROSSLAND TITLE LLC
BY: eCASH, DEPUTY - EF 3 P.

MAIL TAX NOTICES TO:

West Valley Family and Preventative Medicine
3336 South Pioneer Parkway, Suite 201
West Valley City, Utah 84120

CROSSLAND TITLE FILE NO.: 3651

WARRANTY DEED

West Valley-JMYL LP, A California Limited Partnership, GRANTOR

of Los Angeles, State of California, hereby CONVEYS AND WARRANTS to

Tan D. Tran, MD PC, A Utah Corporation, GRANTEE

of West Valley City, Salt Lake County, State of UT for the sum of Ten dollars and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance to Grantee constitutes a conveyance of replacement property pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended and the Regulations promulgated thereunder.

(For reference purposes only) TAX ID NO.: 15-34-377-031-0000

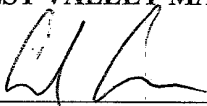
Also known as the street and number as: 1778 West 4100 South, West Valley City, Utah 84119

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2021 and thereafter.

WITNESS, the hand of said grantor this 21st day of September, 2021.

WEST VALLEY-JMYL LP, a California limited partnership

By: WEST VALLEY MANAGEMENT CORP., its General Partner



By: Ed Corn, President

STATE OF CALIFORNIA)
)ss.
COUNTY OF)

On the _____ day of September, 2021, personally appeared before me Ed Corn, who being duly sworn, says that he is the President of West Valley Management Corp. the corporation that executed the above and



CROSSLAND TITLE INSURANCE AGENCY
5525 SOUTH 900 EAST, SUITE 125, MURRAY, UT 84117
PH: (801)748-2212 / FAX: (801)410-1598

Ent 13779244 BK 11242 PG 6113

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

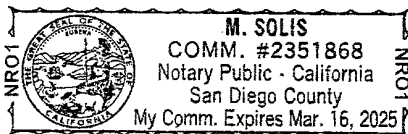
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Diego)
 On 09/21/2021 before me, M. SOLIS, NOTARY PUBLIC,
 Date Here Insert Name and Title of the Officer
 personally appeared Ed Corn
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
 Title or Type of Document: Warranty Deed Crossland Title
 Document Date: 9/21/2021 File No: 3651
 Number of Pages: 3
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4, JMYL West Valley Subdivision, according to the official plat thereof, on file and of record in the Salt Lake County Records office.

Tax Parcel No. 15-34-377-031-0000

Grantee agrees to the following USE RESTRICTIONS on the parcel(s):

1. **Chicken Restaurant Operation Exclusive.** So long as Lot 2 Owner or its Occupant is using Lot 2 for a chicken fast food operation, no other Owner shall be permitted to use or allow any Occupant to use primarily any portion of the Property for the operation of a freestanding restaurant with or without a drive-thru selling primarily boneless and bone-in chicken. As used in this Section 1, "primarily" shall mean a restaurant that derives twenty-five percent (25%) or more of its food sales from the sale of boneless or bone-in chicken.

2. **Coffee Operation Exclusive.** So long as Lot 3 Owner or its Occupant is using Lot 3 for a coffee business, no other Owner shall be permitted to use or allow any Occupant or allow any other person or entity (except Tenant) to use any portion of the Property or the Restricted Property for the sale of (a) whole or ground coffee beans; (b) espresso, espresso-based drinks, or coffee-based drinks; (c) tea or tea-based drinks; (d) brewed coffee; or (e) blended beverages ("Tenant's Exclusive Items"). Notwithstanding the foregoing, other tenants or occupants may sell Tenant's Exclusive Items so long as revenues from the sales of Tenant's Exclusive Items do not exceed ten percent (10%) of such tenant or occupant's gross annual sales.