

CTIA #148308-WHP

13857021 B: 11287 P: 8293 Total Pages: 5
12/28/2021 09:24 AM By: ndarmiento Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

WHEN RECORDED, RETURN TO:
LHM UCS, LLC
c/o Asbury Automotive Group
2905 Premiere Parkway, Suite 300
Duluth, GA 30097
Attention: SVP, Chief Legal Officer

Affecting Parcel Nos. 27-13-477-021

SPECIAL WARRANTY DEED

MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company, whose address is 9350 South 150 East, Suite 900, Sandy, UT 84070 (“**Grantor**”), hereby conveys and warrants against all who claim by, through, or under the Grantor to **LHM UCS, LLC**, a Utah limited liability company, whose address is c/o Asbury Automotive Group, 2905 Premiere Parkway, Suite 300, Duluth, GA 30097, Attention: SVP, Chief Legal Officer (“**Grantee**”), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tracts of land located in Salt Lake County, State of Utah, together with all rights and privileges appurtenant thereto, to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (the “**Property**”).

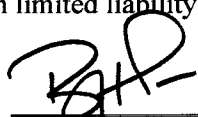
SUBJECT TO (i) all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record or enforceable in law and/or equity; (ii) all gas, water, and mineral rights of others; (iii) any matters that would be disclosed by an accurate, current survey and inspection of the Property; (iv) current taxes and assessments; and (v) those matters set forth on Exhibit “B” attached hereto and by this reference incorporated herein (the “**Permitted Exceptions**”).

By making reference to items on Exhibit B, it is expressly understood, agreed, and acknowledged that the Grantor in no way intends to extend or reimpose said items as a matter of public record nor in any way, impliedly or otherwise, does Grantor recognize, confirm, or acknowledge the validity of said items.

WITNESS the hand of said Grantor this 13 day of December, 2021.

GRANTOR:

Miller Family Real Estate, L.L.C.,
a Utah limited liability company

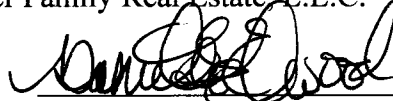
By: 

Bradley Holmes, President

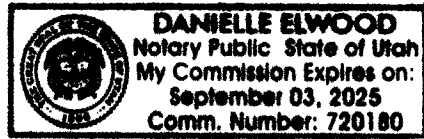
[Acknowledgement Page Follows]

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 13 day of December, 2021,
by Bradley Holmes, the President of Miller Family Real Estate, L.L.C.



NOTARY PUBLIC



**EXHIBIT A
PROPERTY DESCRIPTION**

Beginning at the Southeast corner of Lot 14, UTAH AUTO MALL PHASE 1, according to the official plat thereof and running thence West 432.80 feet along the South line of said Lot 14 to the Southwest corner of said lot; thence North 10°09'59" West 139.14 feet; thence North 10°20'36" West 55.28 feet; thence East 433.63 feet to the West line of Auto Mall Drive and a point on a 340.00 foot radius non-tangent curve to the left, (radius bears North 83°23'02" East); thence along said West line and the arc of said curve 21.07 feet through a central angle of 03°33'01"; thence South 10°09'59" East 173.22 feet along said West line to the point of beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee, being part of an entire tract of property, situate in Lots 13 & 14 of the Utah Auto Mall Subdivision, Phase 1, recorded as Entry No. 5928837, in Book 94-9 at Page 288 in the Salt Lake County Recorder's Office, situate in the SW1/4 SE1/4 of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, incident to the widening of 1-15, known as Project No S-I15-7(341)295. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the easterly highway right of way and no-access line of said Project, which point is 0.19 feet S.89°55'40"E along the southerly boundary line from the southwest corner of said Lot 14; and running thence along said easterly highway right of way and no-access line the following four (4) courses and distances: (1) N.10°14'44"W. 135.88 feet; (2) thence N.10°09'59"W. 3.29 feet; (3) thence N.10°20'36"W. 2.67 feet; (4) thence N.10°14'44"W. 52.60 feet to the northerly boundary line of said entire tract; thence East 9.70 feet along said northerly boundary line to a point 124.54 feet perpendicularly distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1123+90.83; thence S.10°39'28"E. 52.93 feet to a point 124.92 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 1123+37.91; thence S.36°22'54"E. 6.01 feet to a point 127.57 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 1123+32.51; thence S.11°28'25"E. 28.38 feet to a point 128.18 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 1123+04.13; thence S.78°01'54"W. 5.59 feet to a point 122.59 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 1123+03.96; thence S.11°41'07"E. 6.25 feet to a point 122.74 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 1122+97.71; thence N.77°44'57"E. 5.67 feet to a point 128.40 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 1122+97.91; thence S.11°05'15"E. 64.87 feet to a point 129.36 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 1122+33.05; thence S.80°23'45"W. 6.91 feet to a point 122.45 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 1122+33.13; thence S.12°33' 16"E. 36.65 feet to the southerly boundary line of said Lot 14 at a point 123.93 feet perpendicularly distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1121+96.50; thence West 9.07 feet along said southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate above bearings 00°14'19" clockwise to equal Highway bearings. Basis of Bearing is N.89°55'40"W. between the Southeast Corner and the South 1/4 Corner of said Section 13.)

ALSO LESS AND EXCEPTING the following:

A parcel of land in fee, being part of an entire tract of property, situate in Lots 13 & 14 of the Utah Auto Mall Subdivision, Phase 1, recorded as Entry No. 5928837, in Book 94-9 at Page 288 in the Salt Lake

County Recorder's Office, situate in the SW1/4 SE1/4 of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, incident to the widening of I-15, known as Project No S-15-7(341)295. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said Lot 14, said point being the intersection of the southerly boundary line of said Lot 14 and the existing easterly highway right of way and no-access line of said I-15; and running thence along the westerly boundary line of said Auto Mall Subdivision Phase 1 and said existing easterly highway right of way and no-access line of said I-15 the following two (2) courses and distances: (1) N.10°09'59"W. 139.14 feet; (2) thence N.10°20'36"W. 55.28 feet to the northerly boundary line of said entire tract; thence East 0.09 feet along said northerly boundary line to a point 115.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1123+92.56; thence S.10°14'44"E. 52.60 feet to the westerly boundary line of said subdivision at a point 115.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1123+39.96; thence along said westerly subdivision line the following two (2) courses and distances: (1) S.10°20'36"E 2.67 feet to a point 115.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1123+37.29; (2) thence S.10°09'59"E. 3.29 feet to a point 115.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1123+34.00; thence S.10°14'44"E.135.88 feet to the southerly boundary line of said Lot 14 at a point 115.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1121+98.12; thence West 0.19 feet along said southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate above bearings 00°14'19" clockwise to equal Highway bearings. Basis of Bearing is N.89°55'40"W. between the Southeast Corner and the South 1/4 Corner of said Section 13.)

Tax Id No.: 27-13-477-021

EXHIBIT B
PERMITTED EXCEPTIONS

All declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record or enforceable in law and/or equity.