

CTIA # 148312.WHP

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

13857056 B: 11287 P: 8591 Total Pages: 7
12/28/2021 09:51 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 120 SALT LAKE CITY, UT 84121

Affecting Parcel Nos. 2701251058

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 UCN, 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 tract 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

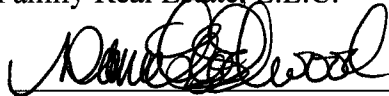
By: 

Bradley Holmes, President

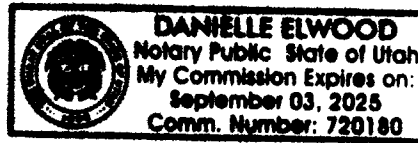
[Acknowledgement Page Follows]

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**

PARCEL 1:

Beginning on the North right of way line of 90th South Street said point being South 89°53'00" West along the centerline of 90th South Street 1441.17 feet and North 00°07'00" West 73.00 feet from an existing monument in the intersection of 9000 South and State Streets, said point also being North 163.39 feet and East 1295.00 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°07'00" West 527.18 feet; thence South 89°53'00" West 413.14 feet; thence South 00°07'00" East 527.18 feet; thence North 89°53'00" East 413.14 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described property:

A parcel of land in fee for a connector road incident to the reconstruction of a freeway known as Project No. 15-7, being part of an entire tract of property situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the Northerly Right of Way line of 9000 South Street at the Southeast corner of said entire tract, which point is 439.269 meters South 89°53'00" West along the monument line in said 9000 South Street and 22.250 meters North 00°07'00" West from a Salt Lake County Monument in the intersection of 9000 South Street and State Street (Note: said point of beginning is also 394.716 meters (by deed, but 397.313 meters by measurement) East and 49.801 meters (by deed, but 50.562 meters by measurement) North from the center of Section 1), said point of beginning being 8.967 meters perpendicularly distant Westerly from the centerline of said connector road known as Monroe Street North of said project at Engineer Station 12 + 016.237; and running thence North 00°07'00" West 8.000 meters along the Easterly boundary line of said entire tract to a point 8.939 meters perpendicularly distant Westerly from said centerline at Engineer Station 12 + 024.237; thence South 44°53'00" West 11.314 meters to the Southerly boundary line of said entire tract and the Northerly right of way line of 9000 South Street; thence North 89°53'00" East 8.000 meters along said Southerly boundary line and Northerly Right of Way 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.

ALSO LESS AND EXCEPTING THEREFROM the following described property:

A parcel of land in fee for a connector road incident to the reconstruction of a freeway known as Project No. 15-7, being part of an entire tract of property situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, which point is 439.269 meters South 89°53'00" West along the monument line in 9000 South Street and 182.935 meters North 00°07'00" West from a Salt Lake County monument in the intersection of said 9000 South Street and State Street (Note: said point of beginning is also 396.986 meters North 89°58'43" East along the quarter section line and 211.097 meters North from the center of said Section 1), said point of beginning being 8.401 meters perpendicularly distant Westerly from the centerline of said connector road known as Monroe Street North of said project at Engineer Station 12 + 176.921; and running thence South 00°07'00" East 9.010 meters along the Easterly boundary line of said entire tract to a point which is 8.432 meters perpendicularly distant Westerly from the centerline of said connector road at Engineer Station 12 + 167.911; thence North 45°07'00" West 12.742 meters to the Northerly boundary line of said entire tract at a point 9.445 meters perpendicularly distant Southerly from the centerline of said connector road known as 8920 South Street of said project at Engineer Station 18 + 408.844; thence North 89°53'00" East 9.010 meters along said Northerly boundary

line parallel to said centerline 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.

ALSO LESS AND EXCEPTING THEREFROM the following described property:

A parcel of land in fee, being part of an entire tract of property situate in the Southwest quarter of Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a Southeast corner of said entire tract in the Northerly right of way line of the existing highway State Route 209 which corner is 1,441.17 feet (alternately 439.269 meters by record) South 89°53'00" West and 73.00 feet (alternately 22.250 meters by record) North 00°07'00" West and 26.25 feet (8.00 meters by record) South 89°53'00" West from a Salt Lake County monument in the intersection of 9000 South Street and State Street, said corner is also approximately 48.29 feet perpendicularly distant Northerly from the control line of said project opposite engineer station 0+66.49; and running thence South 89°53'00" West 11.31 feet along said Northerly right of way line to a point 48.36 feet perpendicularly distant Northerly from said control line; thence North 44°53'00" East 44.39 feet to a line parallel with and 35.00 feet perpendicularly distant Westerly from the control line of Monroe Street opposite engineer station 606+32.62; thence North 00°14'13" West 91.56 feet along said parallel line to a point opposite engineer station 607+24.18; thence North 06°39'40" East 41.63 feet to a line parallel with and 30.00 feet perpendicularly distant Westerly from said control line opposite engineer station 607+65.51; thence North 00°14'13" West 30.96 feet along said parallel line to a point opposite engineer station 607+96.47 feet; thence North 89°34'53" East 1.52 feet to the Westerly right of way line of Monroe Street; thence South 00°07'00" East 169.00 feet along said Westerly right of way line to a Southeast corner of said entire tract; thence South 44°53'00" West 37.12 feet (11.314 meters by record) along said Northerly right of way 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.

ALSO LESS AND EXCEPTING THEREFROM the following described property:

A parcel of land in fee for the widening of the existing highway State Route 209 known as Project No. F-0209(31)7, being part of an entire tract of property situate in the Southwest quarter of Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in said existing Northerly right of way line, which point is 1,478.22 feet South 89°53'00" West and 73.00 feet North 00°07'00" West from a Salt Lake County monument in the intersection of SR-209 (9000 South Street) and State Street, said point is also 166.19 feet North 00°01'02" East along the section line and 1,266.58 feet South 89°58'58" East from the center quarter corner of said Section 1, said point is also approximately 55.95 feet perpendicularly distant Northerly from the control line of said project opposite engineer station 119+16.22; and running thence along said existing Northerly right of way line the following three (3) courses: (1) South 89°53'00" West 434.09 feet; (2) North 88°13'07" West 62.26 feet and (3) South 89°52'22" West (South 89°53'00" West by record) 66.05 feet to the Northerly right of way and no-access line of said existing highway; thence along said existing Northerly right of way and no-access line the following four (4) courses: (1) South 89°52'22" West (South 89°53'00" West by record) 124.71 feet; (2) North 75°05'47" West 108.27 feet, (3) North 50°39'07" West 49.21 feet and (4) North 27°07'50" West 11.66 feet to a point designated as Point "A", which point is 132.43 feet perpendicularly distant Northerly from said control line opposite engineer station 110+81.70; thence North 61°24'53" East 5.44 feet to a point 135.00 feet perpendicularly distant Northerly from said control line opposite engineer station 110+86.50; thence South 39°25'56" East 13.51 feet to the beginning of a 132.44 foot radius non-tangent curve to the left at a point 124.50 feet perpendicularly distant Northerly from said control line opposite engineer station 110+95.00; thence Southeasterly along the arc of said curve 85.57 feet through a delta of 37°01'06" (Note: chord to said curve bears South 62°48'35" East for a distance of 84.09 feet) to the beginning of a 1,328.87 foot radius non-tangent curve to the left at a point 85.50 feet perpendicularly

distant Northerly from said control line opposite engineer station 111+69.50; thence Easterly along the arc of said curve 185.75 feet through a delta of 08°00'32" (Note: chord to said curve bears South 84°14'46" East for a distance of 185.60 feet) to the beginning of a 1,328.87 foot radius non-tangent curve to the left at a point designated as Point "B", which point is 65.47 feet perpendicularly distant Northerly from said control line opposite engineer station 113+54.02; thence along the arc of said curve 51.99 feet through a delta of 02°14'31" (Note: chord to said curve bears South 89°22'18" East 51.99 feet) to a point 64.50 feet perpendicularly distant Northerly from said control line opposite engineer station 114+06.00; thence North 89°46'05" East 242.58 feet to a point 63.61 feet perpendicularly distant Northerly from said control line opposite engineer station 116+48.58; thence South 89°59'37" East 270.43 feet to the beginning of a 24.23 foot radius non-tangent curve to the left; thence Easterly along the arc of said curve 2.90 feet through a delta of 06°51'32" (Note: chord to said curve bears North 88°18'34" East for a distance of 2.90 feet) to said existing Northerly right of way line at a point 61.56 feet perpendicularly distant Northerly from said control line opposite engineer station 119+21.90; thence South 44°51'38" West 7.99 feet along said existing Northerly right of way 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.

ALSO LESS AND EXCEPTING THEREFROM the following described property:

A parcel of land in fee for the widening of the existing highway State Route 209 known as Project No. F-0209(31)7, being part of an entire tract of property situate in the Southwest quarter of Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the Southeasterly boundary line of said entire tract which point is 1,478.22 feet South 89°53'00" West and 73.00 feet North 00°07'00" West and 7.99 feet North 44°51'38" East from a Salt Lake County monument in the intersection of SR-209 (9000 South Street) and SR-89 (State Street), said point is 171.85 feet North 00°01'02" East along the section line and 1,272.21 feet South 89°58'58" East from the center quarter corner of said Section 1, said point is also approximately 61.56 feet perpendicularly distant Northerly from the control line of said project opposite engineer station 119+21.90; and running thence Westerly along the arc of a 24.23 foot radius non-tangent curve to the right (Note: center bears South 89°48'49" East) 2.90 feet through a delta of 06°51'32" (Note: chord to said curve bears South 88°18'35" West for a distance of 2.90 feet); thence North 89°59'37" West 270.43 feet; thence South 89°46'05" West 242.58 feet to the beginning of a 1,328.87 foot radius curve to the right; thence Westerly along the arc of said curve 51.99 feet through a delta of 02°14'31" (Note: chord to said curve bears North 89°22'18" West for a distance of 51.99 feet) to a point 65.47 feet perpendicularly distant Northerly from said control line opposite engineer station 113+54.02; thence continuing along the arc of said curve 185.75 feet through a delta of 08°00'32" (Note: chord to said curve bears North 84°14'46" West for a distance of 185.60 feet) to the beginning of a 132.44 foot radius curve to the right; thence Northwesterly along the arc of said curve 85.57 feet through a delta of 37°01'06" (Note: chord to said curve bears North 62°48'35" West for a distance of 84.09 feet); thence North 39°25'56" West 13.51 feet to a point 135.00 feet perpendicularly distant Northerly from said control line opposite engineer station 110+86.50; thence North 61°24'53" East 8.15 feet to a point 138.84 feet perpendicularly distant Northerly from said control line opposite engineer station 110+93.68; thence South 39°25'56" East 11.63 feet to the beginning of a 124.44 foot radius curve to the left at a point 129.80 feet perpendicularly distant Northerly from said control line opposite engineer station 111+01.00; thence Southeasterly along the arc of said curve 33.14 feet through a delta of 15°15'24" (Note: chord to said curve bears South 52°04'59" East for a distance of 33.04 feet) to a point designated as Point "A", which point is 109.30 feet perpendicularly distant Northerly from said control line opposite engineer station 111+26.91; thence continuing Southeasterly along the arc of said curve 41.66 feet through a delta of 19°10'50" (Note: chord to said curve bears South 69°18'06" East for a distance of 41.47 feet) to the beginning of a 1,320.87 foot radius curve to the left at a point 94.34 feet perpendicularly distant Northerly from said control line opposite engineer station 111+65.58; thence Easterly along the arc of said curve 190.06 feet through a delta of 08°14'39" (Note: chord to said curve bears South 84°07'43" East for a distance of 189.89 feet) to a point designated as Point "B", which point is 73.46 feet perpendicularly distant Northerly from said control line opposite engineer station 113+54.32;

thence continuing Easterly along the arc of said curve 51.70 feet through a delta of 02°14'33" (Note: chord to said curve bears South 89°22'19" East for a distance of 51.70 feet) to a point 72.50 feet perpendicularly distant Northerly from said control line opposite engineer station 114+06.01; thence North 89°46'05" East 242.61 feet to a point 71.61 feet perpendicularly distant Northerly from said control line opposite engineer station 116+48.62; thence South 89°59'37" East 281.22 feet to a point in said existing Northerly right of way line which point is 69.42 feet perpendicularly distant Northerly from said control line; thence South 44°51'38" West 11.16 feet along said existing Northerly right of way 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.

ALSO LESS AND EXCEPTING THEREFROM the following described property:

A parcel of land in fee for the widening of the existing Monroe Street known as Project No. F-0209(47)12, being part of an entire tract of property situate in the Southwest quarter of Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing Northerly right of way line of 9000 South Street (SR-209), which point is 1,464.64 feet South 89°53'00" West along the monument line of said 9000 South Street and 86.55 feet North 00°07'00" West from a monument at the intersection of said 9000 South Street and State Street, said point is also 179.38 feet North and 1,280.18 feet East from the center of said Section 1, said point is also 32.60 feet perpendicularly distant Westerly from the Monroe Street Right of Way Control Line opposite approximate engineer station 28+86.59; and running thence North 89°59'37" West 44.40 feet along said existing Northerly right of way line to a point 77.00 feet perpendicularly distant Westerly from said control line opposite engineer station 28+86.89; thence North 45°06'16" East 32.96 feet to a point 53.50 feet perpendicularly distant Westerly from said control line opposite engineer station 29+10.00; thence North 00°22'44" West 397.00 feet along a line parallel with said control line to a point opposite engineer station 33+07.00; thence North 03°02'42" East 58.60 feet to a point 50.00 feet perpendicularly distant Westerly from said control line opposite engineer station 33+65.50; thence North 42°30'05" West 46.96 feet to the existing Southerly right of way line of 8930 South Street at a point 81.50 feet perpendicularly distant Westerly from said control line opposite engineer station 34+00.33; thence North 89°52'22" East 45.07 feet along said existing Southerly right of way line to the existing Westerly right of way line of Monroe Street; thence along said existing Westerly right of way line the following seven (7) courses: (1) South 45°05'56" East 41.74 feet; (2) South 00°06'59" East 302.37 feet; (3) South 89°44'26" West 1.49 feet; (4) South 00°15'34" East 31.46 feet; (5) South 06°38'19" West 41.63 feet; (6) South 00°15'34" East 91.56 feet and (7) South 44°51'33" West 24.40 feet 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.

PARCEL 1A:

The non-exclusive Access and Utility Easements, appurtenant to Parcel 1 described herein, as granted and described in that certain Declaration of Access and Utility Easements recorded June 29, 2018 as Entry No. 12801134 in Book 10688 at Page 9821.

Tax Id No.: 27-01-251-058

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.