

Mail Recorded Deed & Tax Notice To:
RTM Holdings, LLC, a Utah limited liability company
7396 S. Union Park Avenue, Suite 301
Midvale, UT 84047



File No.: 171546-KAP

SPECIAL WARRANTY DEED

K.S.G. Fort Union, LLC, a Utah limited liability company,

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

RTM Holdings, LLC, a Utah limited liability company,

GRANTEE(S), of Midvale, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-20-477-019 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 11th day of September, 2023.

K.S.G. Fort Union, LLC, a Utah limited liability company

BY: K.S.G Properties, Inc
ITS: Manager

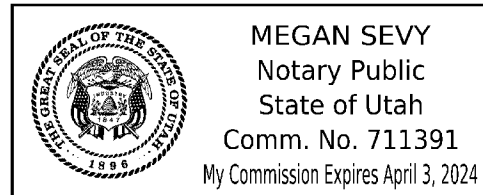
Signed with Stavvy:
BY: Kevin S. Garn
Kevin S. Garn
President

STATE OF UTAH

COUNTY OF DAVIS

On 11th day of September, 2023, before me, personally appeared Kevin S. Garn, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of K.S.G. Fort Union, LLC, a Utah limited liability company.

Signed with Stavvy:
Megan Sevy
Notary Public



Notarized remotely via audio/video communication using Stavvy

EXHIBIT A
Legal Description

PARCEL 1:

Beginning on the North line of 6860 South, said point being 792.46 feet North, more or less, 441.4 feet West and South 83°30' East 166.06 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 83°30' East along said North line 171.0 feet; thence North 175.6 feet, more or less, to the Southeast corner of property described in Deed (as Parcel 2) as Entry No. 4631470 in Book 6034 at Page 1511; thence West 167.0 feet along the South Boundary of property described in Deed (as Parcel 2) as Entry No. 4631470 in Book 6034 at Page 1511 and Warranty Deed recorded as Entry No. 3924465 in Book 5544 at Page 518; thence South 153.43 feet to the point of beginning.

LESS AND EXCEPTING therefrom the following:

Beginning at a point on the North line of 6860 South Street, said point being North 01°34'49" East 691.40 feet; thence North 82°54'58" West 213.48 feet; thence North 00°28'06" East 33.22 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said North line 82°54'58" West 85.00 feet; thence North 00°28'06" East 160.56 feet; thence East 84.44 feet; thence South 00°28'06" West 171.04 feet to the point of beginning.

ALSO LESS AND EXCEPTING that portion conveyed to Salt Lake County by Warranty Deed recorded March 11, 1986 as Entry No. 4213019 in Book 5743 at Page 2014 described as follows:

Beginning at a point on the North line of 6860 South Street, said point being North 792.46 feet, more or less, and West 441.4 feet and South 82°54'58" East along said North line 251.05 feet from the Southeast corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence, North 00°28'06" East along the West line of Grantor's property 11.10 feet; thence South 86°22'12" East 70.96 feet; thence South 81°41'04" East 11.88 feet to the East line of said Grantor's property; thence South 00°28'06" West along said East line 15.15 feet; thence North 82°54'58" West 83.18 feet to the point of beginning.

PARCEL 1A:

A 3 foot right of way over and across the Westerly 3 feet of the following:

Beginning North 0°41'42" West 867.26 feet and West 98.41 feet from the Southwest corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian, South 0°28'06" West 160 feet; thence South 82°54'58" East 92.86 feet; thence North 48° East 163.99 feet; thence North 59° West 119.83 feet; thence West 110 feet to the beginning.

LESS Street.