

WHEN RECORDED, MAIL TO:

Randy K. Johnson
Kirton & McConkie
60 E. South Temple, Suite 1800
Salt Lake City, Utah 84111

Ent#: 227852 Bk727 Pg1602
Date: 18-Jul-2018 11:37 AM
Fee: \$17.00 ACH
Filed by: NSP
REED D HATCH, RECORDER
SANPETE COUNTY CORPORATION
For: North American Title - Salt Lake

9-17-3E

SEND TAX NOTICES TO:

Mitchells Grub Box Properties, LLC
Attn: Myron Mitchell, Manager
3951 West 5400 South
Taylorsville, Utah 84118

Tax ID: 824; 825X1; 825X3

40903-13-00493

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Sunwest, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants against all who claim by, through or under Grantor, to Sunset Bowling Properties, LLC, a Utah limited liability company ("Grantee"), the following described real property in Sanpete County, State of Utah, together with all rights and privileges appurtenant thereto:

PARCEL 1:

BEGINNING AT A POINT 7.05 CHAINS EAST AND SOUTH 25°15' WEST 3.64 CHAINS FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 25°15' WEST 2.90 CHAINS; THENCE EAST 6.96 CHAINS; THENCE NORTH 92.84 FEET; THENCE NORTH 60°05'53" WEST 98.83 FEET; THENCE NORTH 89°16'25" WEST 280.99 FEET TO THE EAST LINE OF THE STATE HIGHWAY; THENCE NORTH 25°44'56" EAST 40.52 FEET; THENCE WEST 13.96 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART WITHIN THE STATE HIGHWAY RIGHT OF WAY. (824)

PARCEL 2:

BEGINNING 465.30 FEET EAST AND SOUTH 25°15' WEST 623.70 FEET, NORTH 25°24' EAST 184 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°39'35" EAST 250 FEET; THENCE NORTH 8.775 FEET; THENCE WEST 246.557 FEET; THENCE SOUTH 25°15' WEST 8.06 FEET TO THE POINT OF BEGINNING.

ALSO BEING DESCRIBED BY THE FOLLOWING SURVEYED LEGAL DESCRIPTION:

ALL OF THAT PROPERTY LYING TO THE NORTH OF THE FOLLOWING DESCRIBED LINE WHICH LIES WITHIN THE BOUND OF THE GRANTEES PROPERTY SAID LINE BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE REBAR WITH ALUMINUM CAP ON A VERY OLD WIRE FENCE LINE BETWEEN THE JOHNSON AND THOMPSON PROPERTIES, SAID POINT BEING NORTH 25°24'00" EAST 202.16 FEET ALONG THE EASTERLY LINE OF U.S. HIGHWAY 89 FROM THE UDOT RIGHT OF WAY MONUMENT AT STATION 390+00, FROM WHICH MONUMENT THE UDOT RIGHT OF WAY MONUMENT AT STATION 385+00 BEARS SOUTH 25°24'00" WEST (BASIS OF BEARING), SAID POINT OF BEGINNING ALSO BEING SOUTH 11°44'37" WEST 892.85 FEET AND SOUTH 25°24'00" WEST 184.00 FEET FROM THE EPHRAIM CITY SURVEY MONUMENT AT THE INTERSECTION OF MAIN STREET AND 400 SOUTH STREET FROM WHICH MONUMENT THE EPHRAIM CITY SURVEY MONUMENT AT MAIN STREET AND 300 SOUTH STREET BEARS NORTH 0°20'31" EAST 658.76 FEET, SAID POINT OF BEGINNING PURPORTED TO BE THAT CERTAIN POINT DESCRIBED IN MESNE DEEDS OF RECORD AS BEING 465.30 FEET EAST AND SOUTH 25°15' WEST 623.70 FEET FROM THE CENTER OF SAID SECTION 9; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 89; THENCE NORTH 25°24'00" EAST 184.00 FEET TO A REBAR WITH ALUMINUM CAP THE TRUE POINT OF BEGINNING WHICH POINT IS: THENCE SOUTH 89°39'35" EAST 250.00 FEET TO A REBAR WITH ALUMINUM CAP. (825X1)

PARCEL 3:

BEGINNING 465.30 FEET EAST, SOUTH 25°15' WEST 623.70 FEET, SOUTH 89°39'35" EAST 559.02 FEET, NORTH 267.96 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 92.40 FEET; THENCE WEST 25.08 FEET; THENCE NORTH 92.40 FEET; THENCE EAST 25.08 FEET TO THE POINT OF BEGINNING. (825X3)

TOGETHER WITH all buildings, fixtures, and improvements thereof and appurtenances thereunto belonging, and all water rights, rights of way, easements, and privileges now or hereafter used or enjoyed with said property or any part thereof, SUBJECT TO current taxes and assessments, easements, rights of way, restrictions, and reservations of record.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all other covenants arising or to arise by statute or otherwise, express or implied.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this
day of July, 2018.

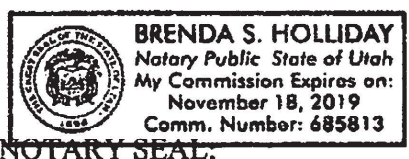
GRANTOR:
Sunwest, LLC.
A Utah Limited Liability Company

Sherrie Pacheco
Name: Sherrie Pacheco
Its: Manager

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On this 17th day of July, 2018, before me, the undersigned officer, personally appeared Sherrie Pacheco, known to me (or proved to me on the basis of satisfactory evidence), who, being first duly sworn, did say that he is the signer of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



NOTARY SEAL.

[Signature]
Notary Public