

E 2412857 B 4683 P 433-435
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/30/2008 11:06 AM
FEE \$15.00 Pgs: 3
DEP RTT REC'D FOR HBM REAL ESTATE
LLC

RETURNED WHEN RECORDED RETURN TO:
DEC 30 2008 HBM REAL ESTATE, L.L.C.,
460 East Twin Creek Circle
Kaysville, Utah 84037
Attention: Max E. Hanson

Space above for County Recorder's Use

Tax Parcel Nos. 11-100-0131; 11-100-0132

GENERAL WARRANTY DEED

EDGAR TIRES, INC., a Utah corporation ("**Grantor**"), with its principal place of business in the City of Fruit Heights, County of Davis, State of Utah, does hereby convey and warrant to **HBM REAL ESTATE, L.L.C.**, a Utah limited liability company ("**Grantee**"), with an address of 460 Twin Creek Circle, Kaysville, Utah 84037, Attention: Max E. Hanson, for the sum of Ten Dollars and No/100 (\$10.00) in hand paid, that certain real property, together with improvements, located in the City of Kaysville, County of Davis, State of Utah (the "**Property**"), more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging or in any way appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest claim, and demand whatsoever of Grantor, either in law or equity, of, in, and to the Property, with the hereditaments and appurtenances.

SUBJECT ONLY TO taxes for the year 2008 and thereafter.

Grantor has executed this General Warranty Deed as of the 18 day of 2008, 2008.

GRANTOR:

EDGAR TIRES, INC., a Utah corporation

By: Edward R. Hanson
Print Name: Edward R. Hanson
Its: Pres

EXHIBIT "A"
TO
GENERAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

The real property referenced in the foregoing General Warranty Deed as the Property is located in the City of Kaysville, County of Davis, State of Utah and is more particularly described as follows:

PARCEL 1

BEGINNING ON AN EASTERLY LINE OF A HIGHWAY AT A POINT NORTH 46°25'00" WEST 330.5 FEET FROM THE SOUTHWEST CORNER OF BLOCK 17, PLAT "D", KAYSVILLE TOWNSITE SURVEY, IN THE CITY OF KAYSVILLE; RUNNING THENCE NORTH 46°25'00" WEST 135 FEET; THENCE NORTH 43°35'00" EAST 170 FEET; THENCE SOUTH 46°25'00" EAST 191.33 FEET; THENCE SOUTH 61°55'00" WEST 179.09 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDS OF 320 NORTH STREET.

PARCEL 2

BEGINNING ON THE EASTERLY LINE OF A STREET AT A POINT NORTH 46°25'00" WEST 280.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 17, PLAT "D", KAYSVILLE TOWNSITE SURVEY, AND RUNNING THENCE NORTH 61°27'10" EAST 187.60 FEET; THENCE NORTH 46°25'00" WEST 215.08 FEET; THENCE SOUTH 43°35'00" WEST 8.55 FEET; THENCE SOUTH 46°25'00" EAST 163.83 FEET; THENCE SOUTH 61°55'00" WEST 179.09 FEET TO THE EASTERLY LINE OF SAID STREET; THENCE SOUTH 46°25'00" EAST 50.00 FEET ALONG EASTERLY LINE TO THE POINT OF BEGINNING.

The Property contains approximately .767 acres and is also known by the street address of 320 North Main Street, Kaysville, Utah 84037 and has been assigned the Tax Parcel Nos. 11-100-0131 and 11-100-0132.