



W3161702

MAIL TAX NOTICES TO GRANTEE AT:
Boing US Holdco, Inc.
c/o Driven Brands
440 South Church Street, Suite 700
Charlotte, NC 28202

E# **3161702** PG 1 OF 3
Leann H. Kiltz, WEBER COUNTY RECORDER
17-Jun-21 1052 AM FEE \$40.00 DEP PC
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED



Tax Parcel No: **07-083-0004**

SPECIAL WARRANTY DEED

MAGIC-WASH, LLC, a Utah limited liability company ("Grantor"), in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

BOING US HOLDCO, INC., A Delaware Corporation ("Grantee")

that certain real property located in **WEBER** County, Utah, commonly known as **6060 S. 1550 E., Ogden, UT 84405**, and further described as follows:

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 330 FEET SOUTH 0°23' WEST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE SOUTH 89°37' EAST 496 FEET ALONG THE GRANTOR'S NORTH PROPERTY LINE TO THE STATE ROAD RIGHT OF WAY, THENCE SOUTH 43°36' EAST ALONG SAID RIGHT OF WAY 113.96 FEET, THENCE NORTH 89°37' WEST 575.14 FEET TO THE SECTION LINE, THENCE NORTH 0°23' EAST 82 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THE WEST 30 FEET THEREOF WHICH LIES WITHIN THE BOUNDARY OF THE COUNTY ROAD.

Subject to the Permitted Exceptions set forth on EXHIBIT A attached hereto and incorporated herein by this reference.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

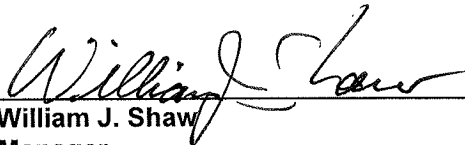
GT Title File No.: **OG43167**
Tax Parcel No(s): **07-083-0004**
Property Address(es) (if any):
6060 S. 1550 E., OGDEN, UT 84405

-Signature Page to Special Warranty Deed-

The officer who signs this deed certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.


Witness the hand of Grantor this 16 day of **JUNE, 2021**.

MAGIC-WASH, LLC

By: 
William J. Shaw
Its: **Manager**

STATE OF UTAH)
) ss.
COUNTY OF **WEBER**)

On this 16 day of **June, 2021**, personally appeared before me **William J. Shaw, as the Manager of MAGIC-WASH, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.


NOTARY PUBLIC

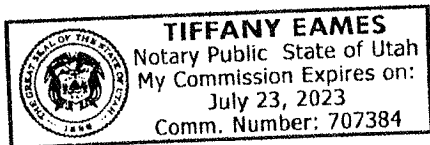


EXHIBIT A
Permitted Exceptions

1. Property taxes for the year 2021 and thereafter.
2. The effects of that certain Resolution to Annex an area into the Central Weber Sewer Improvement District, recorded May 15, 1981, as Entry No. 835875
3. The effects of that certain Ordinance, an Ordinance creating and establishing a County Service Area; describing and establishing the boundaries of said service area; setting forth the types of service or services to be provided in the area; providing that the payment for services shall be by a property tax or a service charge or a combination thereof; appointing the initial board of trustees and prescribing other details in connection therewith, recorded on December 22, 1981, as Entry No. 849262
4. The effects of that certain Resolution, a Resolution to create Uintah Highlands Sewer Special Improvement District described in the Notice of Intention as amended herein concerning the District and authorizing the District Officials to proceed to make improvements as set forth in the Notice of Intention to create district, recorded on February 6, 1984, as Entry No. 901253
5. The effects of that certain Resolution, a Resolution to create Uintah Highlands Sewer Special Improvement District described in the Notice of Intention as amended herein Concerning the District and authorizing the District Official to proceed to make Improvements as set forth in the Notice of Intention to create the District, recorded on January 30, 1984, as Entry No. 901432.
6. The effects of that certain Resolution, a Resolution rescinding the Uintah Highlands Sewer Special Improvement District, recorded on May 19, 1992, as Entry No. 1178834
7. The effects of that certain Ordinance No. 895, an Ordinance of the City of South Ogden, Utah, Annexing certain territory and incorporating the same within the corporate boundaries of the city of South Ogden pursuant to the provisions of Chapter 5 of the Ordinances of South Ogden City as amended, and provided for an effective dated, recorded May 29, 1997, as Entry No. 1474224.
8. The terms, conditions, and effects of that certain Resolution No. 23-2005 of the Board of County Commissioners of Weber County creating and establishing a special service District throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District" recorded January 24, 2006 as Entry No. 2156401.
9. The terms, conditions, and effects of that certain Easement in favor of Underground Right Of Way Easement recorded in the official records of the WEBER County Recorder's Office on September 17, 2014 as Entry No. 2703024.
10. The terms, conditions, and effects of that certain Certificate of Creation of the Northern Environmental Resource Agency recorded January 20, 2015 as Entry No. 2718461.