

**WHEN RECORDED
RETURN TO:
G.O.K. PROPERTIES, L.C.
CORPORATE OFFICES
1530 SOUTH 500 WEST
SALT LAKE CITY, UT 84115**

SPECIAL WARRANTY DEED

PN: 06-094-0083
- 0033

C, S. & F Properties, a Utah General Partnership, conveys and warrants to **G.O.K. PROPERTIES, L.C.**, a Utah Limited Liability Company, for good and valuable consideration of \$10.00, the following:

Legal Boundary Description

A Parcel of land described in that Special Warranty Deed recorded April 1, 2020, as Entry No. 3239004 in Book 7482, at Page 2060-2062 in the Office of the Davis County Recorder and located in the Southwest Quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian. Said entire tract of land is described as follows:

Beginning at the intersection of a easterly extension of existing face of curb and a westerly right-of-way line of 400 East Street (36.0' foot half width), which is 2718.86 feet N. 89°46'05" W. and 255.10 feet N. 89°37'53" W. and 869.64 feet N. 00°20'11" E. from the Southeast Corner of said Section 36; thence westerly along said extension and face of curb the following two (2) courses: 1) N. 88°58'43" W. 141.74 feet; 2) S. 46°02'25" W. 43.63 feet to the northerly side of an existing retaining wall; thence N. 89°32'44" W. 277.64 feet along said existing retaining wall to an existing top back curb; thence westerly along said existing top back curb the following two (2) courses: 1) S. 54°42'11" W. 19.70 feet; 2) N. 89°13'27" W. 48.75 feet to the easterly right-of-way line of Interstate - 15 per Project No.: I-15-7(4)309, Sheet No. 7, Revised 3-26-9; thence along said easterly right-of-way line of Interstate - 15 the following three (3) courses: 1) N. 34°25'07" E. 92.99 feet (Record= North 34°03' East 94.32 feet) to an existing UDOT right-of-way marker and a point of tangency with a 1577.28 - foot radius curve to the right, concave southeasterly; 2) northeasterly 378.29 feet (Record = 366 feet) along the arc of said curve; through a central angle of 13°44'30" (Chord bears N. 41°17'22" E. 377.38 feet) ; 3) N. 49°46'32" E. 288.13 feet (Record = North 49°24'25" East 308.20 feet) ; thence S. 0°20'11" W. 200.14 feet (Record = South 0°22'40" West 197.90 feet) to said westerly right-of-way line of 400 East Street (36.0' foot half width) and a point of non-tangency with a 211.00 - foot radius curve to the left, concave easterly (Radius point bears= S. 79°59'25" E.); thence along the westerly right-of-way line of 400 East Street the following two (2) courses: 1) southerly 35.62

feet along the arc of said curve and right-of-way, through a central angle of 09°40'24" (Chord bears S. 05°10'23" W. 35 .58 feet); 2) S. 00°20'11" W. (Record= South 0°22'40" West) 274.49 feet to the **Point of Beginning.**

The above described tract of land contains 148,325 sq. ft. in area or 3.405 acres, more or less. Basis of Bearing is N. 69°17'01" E. between the Southeast Comer and a Davis County reference monument to said Southeast Comer of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian.

Parcel No.: 06-094-0033 **Common Address:** 957 North 400 East, North Salt Lake, UT 84054

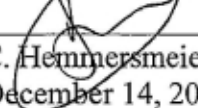
GRANTOR:

C, S & F PROPERTIES,
A Utah General Partnership
By the General Partners:

G.O.K. PROPERTIES, L.C.,
A Utah Limited Liability Company

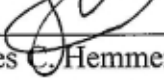
By: 
James C. Hemmersmeier, Its Manager

JERRY SEINER CHEVROLET, INC.,
A Utah Corporation

By: 
James C. Hemmersmeier, Its President
Dated December 14, 2020

GRANTEE:

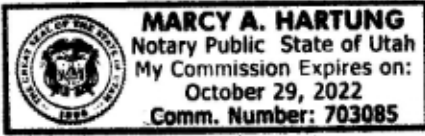
G.O.K. PROPERTIES, L.C.,
A Utah Limited Liability Company

By: 
James C. Hemmersmeier, Its Manager
Dated December 14, 2020

NOTARY SIGNATURE ON NEXT PAGE

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On December 14, 2020, James C. Hemmersmeier, whose identity is known by me or proven upon satisfactory documentation and who is the President of Jerry Seiner Chevrolet, Inc., and also the Manager of G.O.K. Properties, L.C., who are the General Partners of C, S & F Properties, a Utah General Partnership, and James C. Hemmersmeier acknowledged that he has read, understands, and signs this document and for the conveyance of real property therein.

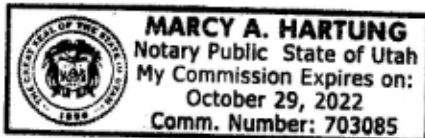


Marcy A. Hartung

NOTARY PUBLIC

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On December 14, 2020, James C. Hemmersmeier, whose identity is known by me or proven upon satisfactory documentation and who is the Manager of G.O.K. Properties, L.C., and James C. Hemmersmeier acknowledged that he has read, understands, and signs this document and for the conveyance of real property therein.



Marcy A. Hartung

NOTARY PUBLIC

REMAINDER OF
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