

Mail tax notice to:
BOING US HOLDCO, INC.
c/o Driven Brands
440 South Church Street, Suite 700
Charlotte, NC 28202

WARRANTY DEED

THE GOOD SPRAY, LLC, a Utah limited liability company, as Grantor, hereby conveys and warrants to **BOING US HOLDCO, INC.**, a Delaware corporation, as Grantee, any and all of Grantor's interest in and to the tract of land located at 1358 N Highway 89, City of Farmington, situated in Davis County, State of Utah, described more fully in **Exhibit A** attached hereto and incorporated fully herein.

APN ~~No. 08-043-0009 and 08-043-0127~~
Tax id 08-043-0215

Prior instrument reference: Entry 2369230, Book 4544, Page 1510 of the Book of Records in the Office of the Davis County Recorder.

EXECUTED this 28th day of September, 2022.

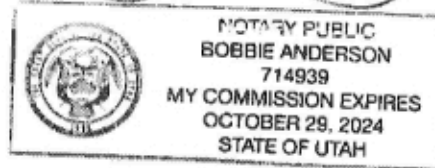
THE GOOD SPRAY, LLC

By: 
SYDNEY KING, Manager

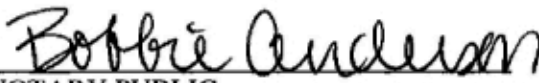
STATE OF UTAH)

: ss

COUNTY OF DAVIS)



On the 28th day of September 2022, personally appeared before me SYDNEY KING, as signer of the foregoing instrument, who duly acknowledged to me that they executed the same.


NOTARY PUBLIC

F+U+22022350-26

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

SITUATED IN THE STATE OF UTAH, COUNTY OF DAVIS, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°45'50" WEST 1690.35 FEET AND NORTH 267.78 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF FARMINGTON, AND RUNNING THENCE NORTH 20°59'26" WEST 149.0 FEET; THENCE NORTH 69°00'34" EAST 98.0 FEET; THENCE SOUTH 20°59'26" EAST 149.0 FEET; THENCE SOUTH 69°00'34" WEST 98.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE SOUTH LINE OF OLD SHEPARD COMMONS SUBDIVISION, SAID POINT BEING SOUTH 89°45'50" WEST 1625.426 FEET AND NORTH 489.04 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE SOUTH 21°00' EAST 224.57 FEET, THENCE NORTH 69°00' EAST 11.00 FEET, THENCE SOUTH 21°00' EAST 10.19 FEET TO THE NORTHERLY LINE OF SMITHS FOOD KING PROPERTY, THENCE SOUTH 69°00' WEST 166.02 FEET, THENCE NORTH 21°00' WEST 187.18 FEET TO A POINT OF A 238.46 FEET RADIUS CURVE TO THE LEFT 41.62 FEET (LONG CHORD BEARS NORTH 26°00' WEST 41.566 FEET), TO THE SOUTHERLY LINE OF 1400 NORTH STREET, THENCE NORTHEASTERLY 97.23 FEET ALONG SAID STREET; THENCE NORTH 89°54'32" EAST 68.20 FEET, MORE OR LESS, TO A POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT SOUTH 89°45'50" WEST 1690.35 FEET AND NORTH 267.78 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF FARMINGTON, AND RUNNING THENCE NORTH 20°59'26" WEST 149.0 FEET; THENCE NORTH 69°00'34" EAST 98.0 FEET; THENCE SOUTH 20°59'26" EAST 149.0 FEET; THENCE SOUTH 69°00'34" WEST 98.0 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT NORTH 482.517 FEET AND WEST 1747.532 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°54'32" WEST 182.84 FEET TO THE EASTERLY LINE OF A HIGHWAY; THENCE SOUTH 21°35'10" EAST 299.59 FEET ALONG SAID HIGHWAY, THENCE NORTH 69° EAST 69.39 FEET TO A POINT SOUTH 1°41'04" WEST OF THE POINT OF BEGINNING; THENCE NORTH 1°41'04" EAST 253.95 FEET TO THE POINT OF BEGINNING.

PARCEL NOS. 08-043-0099 AND 08-043-0127