

Entry No. 351274 WARRANTY DEED  
10/22/2015 10:30:29 AM B: 1263 P: 1294 Pages: 3  
FEE \$14.00 BY CT LIEN SOLUTIONS  
Chad Montgomery, Box Elder County Recorder



When Recorded Return to:

RECORD & RETURN TO  
CT LIEN SOLUTIONS  
P.O. BOX 29071  
Glendale, CA 91209-9071  
50808701-UT3-Box Elder

25417

Tax Parcel No. 03-146-0169

Site No. 7751

## WARRANTY DEED

WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, LLC, an Ohio limited liability company formerly known as "Wendy's Old Fashioned Hamburgers of New York, Inc., an Ohio corporation", of Franklin County, Ohio ("Grantor"), in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid, hereby sells, transfers and conveys and warrants to WENDY'S PROPERTIES, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is One Dave Thomas Boulevard, Dublin, OH 43017, the following described real property situated in Box Elder County, Utah (the "Property"):

See Exhibit "A, which is attached hereto and incorporated herein by this reference.

SUBJECT TO all matters of record, and all other easements, rights of way, restrictions, covenants, rights and interests, whether known or unknown.

[Signature appears on the following page.]

DATED as of the 1<sup>st</sup> day of JUNE, 2015.

GRANTOR

WENDY'S OLD FASHIONED HAMBURGERS OF  
NEW YORK, LLC, an Ohio limited liability  
company

By: [Signature]  
Gavin P. Waugh  
Vice President and Treasurer

STATE OF OHIO                    )  
  : ss.  
COUNTY OF FRANKLIN        )

The undersigned, a Notary Public in and for the above state and county, hereby certifies that on the 28<sup>th</sup> day of May 2015 before me personally appeared GAVIN P. WAUGH, the Vice President and Treasurer of WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, LLC, an Ohio limited liability company, who is known to me as the person and officer described in and who executed the foregoing instrument on behalf of said limited liability company, and who acknowledged that he held the positions or titles set forth in the instrument and certificate, that he signed the instrument of behalf of the limited liability company by proper authority, and that the instrument was the act of the limited liability company for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last aforesaid.

[Signature]  
NOTARY PUBLIC

(SEAL)



Katie N. McDowell  
Notary Public, State of Ohio  
My Commission Expires 04-18-2020

EXHIBIT "A"

LEGAL DESCRIPTION

The following described real property is located in Box Elder County, Utah:

A parcel of land being located in Brigham City, Utah in the South half of Section 24, and the North half of Section 25, Township 9 North, Range 2 West, Salt Lake Base and Meridian, and being more particularly described as follows:

All of Lot 1A of the Amendment to Lot 1, Brigham Intermountain Development Plat E Subdivision, as recorded in the Box Elder County Records Office, Box Elder County, Utah September 10, 1999 at 9:13 a.m. as Entry No. 132795.

Tax Parcel No. 03-146-0169