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BK 8258 PG 880

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/18/2023 04:32:58 PM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: OLD REPUBLIC TITLE
(LAYTON)

Tax Notice to:

1098 East South Bench Drive
South Weber, Utah 84405

WARRANTY DEED

Jennifer's Patriot Car Wash LLC, a Utah limited liability company, for good and valuable consideration, does hereby transfer, grant, convey, assign, warrant and deed, against all who claim, by, thru, or under the Grantor to:

Exchange Accommodation, LLC, a Utah Limited Liability Company
(Grantee)

all of the Grantors, right, title, and interest, in and to real property located in Davis County, State of Utah, which is described as follows:

See Legal Description of Subject Property on attached Exhibit "A"
Davis County, State of Utah, Tax Parcel Number 09-392-0404

To have and to hold, the real property described, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Grantor covenants that it is lawfully seized in fee of the Premises and is subject only to non-delinquent taxes or assessments, reservations, restrictions, rights-of-way, easements of record or prescription. Together with any water rights appurtenant to the subject property.

Conveyance of the subject property, is in accordance with the terms, conditions, and stipulations, of a Qualified Exchange Accommodation Agreement, made by and between the Grantor as an Exchanger and Grantee as an Exchange Accommodation Titleholder, in accordance with Section 1031 of the Internal Revenue Service Code.

Grantor and Grantee, have entered into a Lease Agreement for the leasing of the subject property, made by and between the Grantor as the Lessee and the Grantee as the Lessor. The maintenance, repair, payment of taxes, assessments, existing debt obligations, if any, utilities and insurance are the obligation of the Lessee, under the terms and the conditions of the Lease Agreement.

Jennifer's Patriot Car Wash LLC, a Utah limited liability company

By: *Kenneth Dean Golding*
Kenneth Dean Golding, Member

By: *Jennifer Anne Golding*
Jennifer Anne Golding, Member

State of Utah
County of Davis

On this the 18 day of May 2023, Kenneth Dean Golding and Jennifer Anne Golding as Members of Jennifer's Patriot Car Wash LLC, a Utah limited liability company, acknowledged to me, a notary public in the State of Utah, that this document was signed by the same, in the capacity stated, and in accordance with the rights, powers, and authorities, granted to the same, as stipulated in the operating agreement of said limited liability company.

[Signature]
Notary Public



EXHIBIT "A"
LEGAL DESCRIPTION

**ALL OF LOT 404, GREYHAWK PLAZA COMMERCIAL SUBDIVISION
PHASE 4, LAYTON CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE
OFFICIAL PLAT THEREOF.**