

APN 11-090-0056

**Prepared By:**

Parker Kober  
1459 Grand Avenue  
Des Moines, IA 50309

**After Recording Return To:**

Kum & Go, L.C.  
1459 Grand Avenue  
Des Moines, IA 50309

**QUIT CLAIM DEED**

KG Store 2513, L.L.C., an Iowa limited liability company ("Grantor"), hereby quit claims to Kum & Go, L.C., an Iowa limited liability company ("Grantee"), for the sum of One Dollar and Zero Cents (\$1.00), the following described tract of land in the City of Kaysville, County of Davis, and State of Utah, and particularly described to wit:

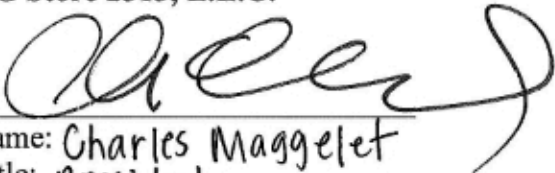
A PARCEL OF LAND LYING AND SIT IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 00°05'30" EAST PER DAVIS COUNTY SURVEYOR, BETWEEN THE FOUND DAVIS COUNTY BRASS MONUMENTS AT THE SOUTHEAST CORNER AND THE EAST 1/4 CORNER OF SAID SECTION 31, SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID ENTIRE PARCEL, SAID POINT BEING NORTH 00°05'30" EAST 723.73 FEET ALONG THE SECTION LINE AND NORTH 89°54'30" WEST 726.44 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 31; AND RUNNING THENCE NORTH 39°20'06" WEST 304.63 FEET ALONG THE SOUTHWESTERLY LINE AS ESTABLISHED BY BOUNDARY LINE AGREEMENTS ENTRY #1880283 AND ENTRY #1880289; THENCE NORTH 50°29'52" EAST 431.21 FEET; THENCE SOUTH 39°35'39" EAST 304.26 FEET TO THE PROPOSED NORTHWESTERLY RIGHT OF WAY LINE OF SCHICK LANE; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 50°26'59" WEST 212.53 FEET; THENCE (2) ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE

OF 23.62 FEET THROUGH A CENTRAL ANGLE OF 90°12'54" CHORD:  
NORTH 84°26'34" WEST 21.25 FEET; THENCE (3) SOUTH 50°39'54"  
WEST 27.50 FEET; THENCE (4) SOUTH 39°20'08" EAST 0.32 FEET;  
THENCE (5) SOUTH 50°39'54" WEST 27.50 FEET; THENCE (6)  
SOUTHERLY ALONG THE ARC OF A NONTANGENT CURVE TO THE  
RIGHT HAVING A RADIUS OF 15.00 FEET (RADIUS BEARS: SOUTH  
50°39'54" WEST) A DISTANCE OF 23.51 FEET THROUGH A CENTRAL  
ANGLE OF 89°47'06" CHORD: SOUTH 05°33'27" WEST 21.17 FEET;  
THENCE (7) SOUTH 50°26'59" WEST 135.06 FEET TO THE POINT OF  
BEGINNING.

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

**SIGNATURE PAGE TO FOLLOW**

KG Store 2513, L.L.C.



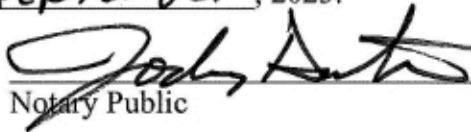
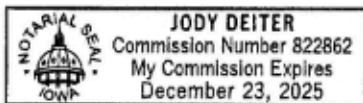
Name: Charles Maggelet  
Title: President

STATE OF Iowa

COUNTY OF Polk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Maggelet, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 14<sup>th</sup> day of September, 2023.

  
Notary Public

My Commission Expires: 12/23/2025

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FIRST AMERICAN TITLE MAKES NO  
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OF TITLE, NOR DOES IT ASSUME ANY  
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