

**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

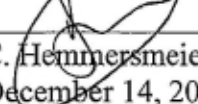
GRANTOR:

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

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

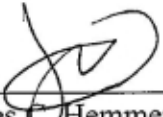
By: 
James C. Hemmersmeier, Its Manager

JERRY SEINER CHEVROLET, INC.,
A Utah Corporation

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

GRANTEE:

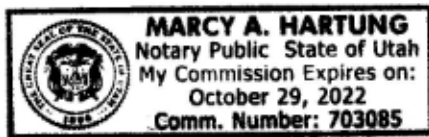
G.O.K. PROPERTIES, L.C.,
A Utah Limited Liability Company

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.

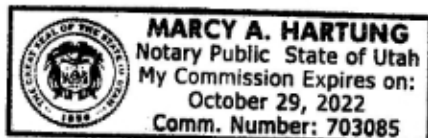





NOTARY PUBLIC

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.





NOTARY PUBLIC

REMAINDER OF
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E 3332186 B 7666 P 2725-2727
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/30/2020 04:36 PM
FEE \$40.00 Pgs: 3
DEP RTT REC'D FOR G O K PROPERTIE
LC

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

Parcel No.: 06-094-0083

AMENDED SPECIAL WARRANTY DEED

**THIS AMENDED SPECIAL WARRANTY DEED CORRECTS THE POINT OF
BEGINNING FOR THE DECEMBER 17, 2020 RECORDED SPECIAL WARRANTY DEED
ENTRY 3327817 BOOK 7659 PAGE 1785-1787.**

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:

Parcel 3 Boundary Description

An entire tract of land described as Parcel 3 in that Special Warranty Deed recorded November 1, 2002 as Entry No. 1800858 in Book 3159, at Page 515 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 a point on the westerly right-of-way line of 400 East Street (36.0' foot half width) and easterly boundary line of a parcel of land described as Adjusted Parcel 1 per that Special Warranty Deed recorded April 1, 2020 as Entry No. 3239004 in Book 7482, at Page 2060 in the Office of said Recorder, said point being 1192.19 feet North and 2963.79 feet West from the Southeast Corner of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian; thence N. 0°20'11" E. 200.14 feet (Record = South 0°22'40" West 197.90 feet) along said lines to an existing chain link fence and easterly right-of-way line of Interstate - 15 per UDOT Project No.: I-15-7(4)309, Sheet No. 7, Revised 3-26-9 being a point of non-tangency with a 1206.28 – foot radius curve to the left, concave northwesterly (Radius point bears N. 41°33'37" W.); thence northeasterly 134.65 feet along the arc of said curve and said lines, through a central angle of 06°23'43" (Chord bears N. 45°14'32" E. 134.58 feet) to an existing chain link fence corner; thence S. 53°10'24" E. 68.24 feet along said

existing fence to a northwesterly right-of-way line of said 400 East Street; thence along said right-of-way line of 400 East Street the following two courses: 1) S. 34°27'46" W. 207.72 feet to a point of tangency with a 211.00 – foot radius curve to the left, concave easterly; 2) southerly 90.05 feet along the arc of said curve, through a central angle of 24°27'10" (Chord bears S. 22°14'10" W. 89.37 feet) to the **Point of Beginning**.

The above-described tract of land contains 17,120 sq. ft. in area or 0.393 acres, more or less.


Basis of Bearing is N. 69°17'01" E. between the Southeast Corner and a Davis County reference monument to said Southeast Corner of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian.

Parcel No.: 06-094-0083

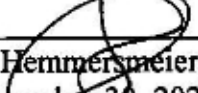
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By the General Partners:

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A Utah Limited Liability Company


By: 
James C. Hemmersmeier, Its Manager
Dated December 30, 2020

JERRY SEINER CHEVROLET, INC.,
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By: 
James C. Hemmersmeier, Its President
Dated December 30, 2020

GRANTEE:

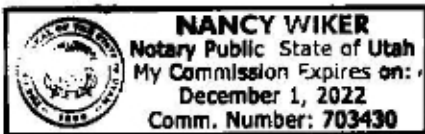
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Dated December 30, 2020

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COUNTY OF SALT LAKE)

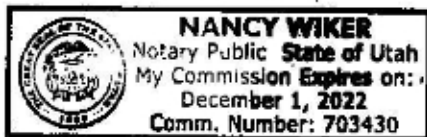
On December 30, 2020, James C. Hemmersmeier, whose identity is known by me or proven upon satisfactory documentation and who is the President of Jerry Seiner Chevrolet, Inc., and also the Manager of G.O.K. Properties, L.C., who are the General Partners of C, S & F Properties, a Utah General Partnership, and James C. Hemmersmeier acknowledged that he has read, understands, and signs this document and for the conveyance of real property therein.



Nancy Wiker
NOTARY PUBLIC

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COUNTY OF SALT LAKE)

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Nancy Wiker
NOTARY PUBLIC

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