

After Recording, Return to:

GARFF PROPERTIES-OREM, LLC  
405 S. Main St. Suite 1200  
Salt Lake City UT 84111  
Attn: Michael D. Creer

ENT 1834:2017 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2017 Jan 06 04:07 PM FEE 18.00 BY DA  
RECORDED FOR Cottonwood Title Insurance Ag  
ELECTRONICALLY RECORDED

Parcel Nos: 19:014:0112  
19:014:0079  
19:014:0080  
19:014:0081

CT# 89671-17

## Special Warranty Deed

**FOR GOOD AND VALUABLE CONSIDERATION**, the receipt and legal sufficiency of which is hereby acknowledged, **GARFF WADE PROPERTIES, LLC**, a Utah limited liability company, whose address is 405 South Main Street, Suite 1200, Salt Lake City, Utah 84111 and **GARFF-WARNER AUTOMOTIVE GROUP, LLC**, a Utah limited liability company, whose address is 405 South Main Street, Suite 1200, Salt Lake City, Utah 84111 (collectively, "Grantor"), hereby **convey** and **warrant**, against all claiming by, through or under Grantor, to **GARFF PROPERTIES-OREM, LLC**, a Utah limited liability company, whose address is 405 South Main Street, Suite 1200, Salt Lake City, Utah 84111 ("Grantee"), that certain real property (the "Property") that is located in Orem, Utah County, Utah, and that is particularly described on Exhibit A attached hereto.

**DATED:** December 30, 2016.

**GRANTOR:**

**GARFF WADE PROPERTIES, LLC**

By: John K. Garff

Name: John K. Garff

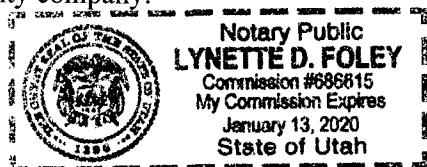
Title: Manager

STATE OF UTAH )

: SS.

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me on January 3, 2017, by John K. Garff, the Manager of **GARFF WADE PROPERTIES, LLC**, a Utah limited liability company.



**GRANTOR:**

**GARFF-WARNER AUTOMOTIVE GROUP, LLC**

By: John K. Garff

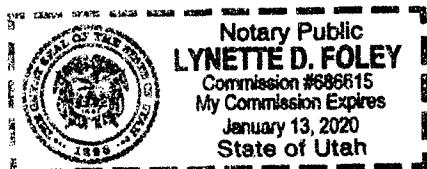
Name: John K. Garff

Title: Manager

Lynette D. Foley  
Notary Public

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me on January 3, 2017, by  
John K. Garff, the Manager of **GARFF-WARNER AUTOMOTIVE GROUP, LLC**, a  
Utah limited liability company.



Lynette D. Foley  
Notary Public

## EXHIBIT A PROPERTY DESCRIPTION

### PARCEL 1:

Commencing at a point on the South line of 1200 South Street, Orem, Utah, which point is South 89°25'10" East along the section line 990.00 feet and South 00°45'10" East 17.68 feet from the Northwest corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 535.98 feet, more or less, to the North line of University Parkway; thence South 89°13' East 317.76 feet, more or less, to the West line of a street deeded to Orem City in Book 1397 at Page 413 of official records; thence along the West line of said street 00°42' West 403.07 feet; thence South 87°55'20" West along a fence line 94.72 feet; thence North 00°35'22" East 138.49 feet, more or less, to the South line of 1200 South Street; thence along said street North 89°25'19" West 219.55 feet to the point of beginning.

LESS AND EXCEPTING a parcel of real property located in the Northwest quarter of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and more particularly described as follows:

Commencing at a point which is South 89°24'57" East 1307.98 feet along the section line and South 554.70 feet from the Northwest corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian, to the point of beginning (which point is the Southeast corner of a parcel of land described by a Corrective Special Warranty Deed known as Entry No. 22869:2005 on record in the Utah County Recorder's office); thence North 00°42'00" West 175.62 feet; thence South 11°50'08" West 26.89 feet; thence South 10°02'00" East 138.54 feet; thence along a non-tangent curve to the right, the radius is 20.00 feet, the arc length is 11.24 feet, the chord bearing is South 16°06'03" West, the chord length is 11.09 feet; thence South 89°13'00" East 8.24 feet to the point of beginning.

### PARCEL 2:

Commencing South 40.62 feet and East 1209.65 feet from the Northwest corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 88°45'33" East 110.01 feet; thence South 00°35'22" West 68.68 feet; thence West 16.60 feet; thence South 00°42'00" East 53.33 feet; thence South 87°55'20" West 94.71 feet; thence North 00°35'22" East 127.81 feet to the point of beginning.

### PARCEL 3:

Commencing at a point on the South line of 1200 South Street, Orem, Utah, which point is South 32.31 feet and East 1320.00 feet from the Northwest corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 10.70 feet; thence North 88°45'53" West 80.02 feet; thence North 10.04 feet; thence South 89°14'08" East 80.01 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion, if any, lying within 200 East Street, Orem, Utah.

### PARCEL 4:

Commencing at a point on the South line of 1200 South Street, Orem, Utah, which point is South 30.89 feet and East 1209.74 feet from the Northwest corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°23'10" East 30.35 feet; thence South 10.07 feet; thence North 88°45'33" West 30.46 feet; thence North 00°35'22" East 9.73 feet to the point of beginning.

Tax Id No.: 19-014-0012, 19-014-0079, 19-014-0080 and 19-014-0081

After Recording, Return to:

G-W AUTOMOTIVE, LLC  
111 E. Broadway, Suite 900  
Salt Lake City UT 84111  
Attn: Michael D. Creer

ENT 111645 : 2017 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2017 Nov 09 04:29 PM FEE 12.00 BY SW  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

Parcel Nos: 19:014:0109

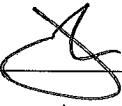
## Special Warranty Deed

**FOR GOOD AND VALUABLE CONSIDERATION**, the receipt and legal sufficiency of which is hereby acknowledged, **G-W AUTOMOTIVE, LLC**, a Utah limited liability company, whose address is 111 E. Broadway, Suite 900, Salt Lake City, Utah 84111, ("Grantor"), hereby **conveys and warrants**, against all claiming by, through or under Grantor, to **GARFF PROPERTIES-OREM, LLC**, a Utah limited liability company, whose address is 111 E. Broadway, Salt Lake City, Utah 84111 ("Grantee"), that certain real property (the "Property") that is located in Orem, Utah County, Utah, and that is particularly described on Exhibit A attached hereto.

**DATED:** November 8, 2017.

**GRANTOR:**

**G-W AUTOMOTIVE, LLC**

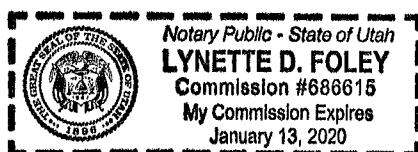
By: \_\_\_\_\_ 

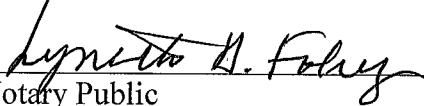
Name: John K. Garff

Title: Manager

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me on November 8, 2017, by John K. Garff, the Manager of **G-W AUTOMOTIVE, LLC**, a Utah limited liability company.



  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**  
(LEGAL DESCRIPTION)

**PARCEL 1:**

Beginning at a point on the North line of University Parkway, said point being South 00°44'08" East 552.50 feet along the section line to the North line of said University Parkway and South 89°13'06" East 597.40 feet along the North line of said University Parkway from the Northwest corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running thence North 00°47'00" East 431.59 feet; thence North 89°15'52" East 167.79 feet; thence South 01°46'48" West 76.64 feet; thence East 214.47 feet; thence South 362.36 feet to the North line of University Parkway; thence North 89°13'06" West 385.76 feet along the North line of University Parkway to the point of beginning.

**PARCEL 1A:**

Easement Rights as set forth in the Amended and Restated Cross Easement Agreement, and the terms, conditions, limitations and obligations imposed thereby, between NFT Transportation, Inc., a Utah corporation and Granite Furniture, Inc., a Utah corporation recorded January 28, 1998 as Entry No. 7859 in Book 4504 at Page 580.

Parcel No. 19-014-0109

Mail Recorded Deed and Tax Notice To:  
Garff Properties-Orem, LLC, a Utah limited liability company  
111 East Broaday, #900  
Sal Lake City, UT 84111

ENT 158913 : 2020 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Oct 12 01:50 PM FEE 40.00 BY IP  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



File No.: 115683-WHP

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## SPECIAL WARRANTY DEED

**Redevelopment Agency for the City of Orem, a political subdivision of the State of Utah and City of Orem,**

**GRANTORS** of Orem, State of Utah, hereby Convey and Warrant against all who claim by, through, or under the grantor to

**Garff Properties-Orem, LLC, a Utah limited liability company**

**GRANTEE** of Sal Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 65-640-0001 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 7 day of October, 2020.

Redevelopment Agency for the City of Orem,  
a political subdivision of the State of Utah

BY: James P. Davidson  
James P. Davidson, Executive Director

City of Orem

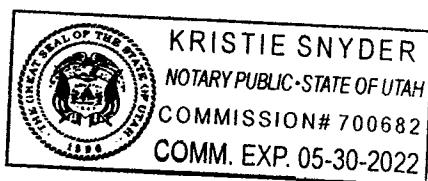
BY: James P. Davidson  
James P. Davidson, City Manager

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ *Utah*

On the 7 day of October, 2020, personally appeared before me James P. Davidson, who being by me duly sworn did say that he is the Executive Director of the Redevelopment Agency for the City of Orem, a political subdivision of the State of Utah, and acknowledged that he signed the foregoing instrument on behalf of said political subdivision by authority of a resolution of its Board of Directors.

Kristie Snyder  
Notary Public

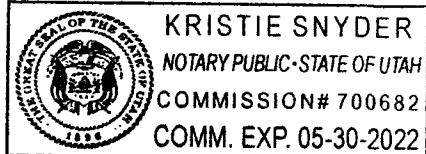


STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ *Utah*

On the 7 day of October, 2020, personally appeared before me James P. Davidson, who being by me duly sworn did say that he is the City Manager of the City of Orem, and acknowledged that he signed the foregoing instrument on behalf of said City of Orem by authority of a resolution of its Board of Directors.

Kristie Snyder  
Notary Public



**EXHIBIT A**  
**Legal Description**

**Lot 1, CORRAL WEST 2ND AMENDED PLAT A, according to the official plat thereof on file and of record in the office of the Utah County Recorder.**