

After Recording, Return to:

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

ENT1834:2017 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-TF

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: _____
Name: John K. Garff
Title: Manager

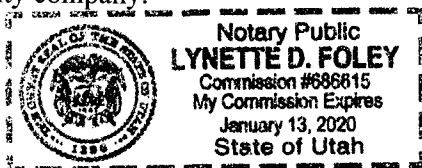
GRANTOR:

GARFF-WARNER AUTOMOTIVE GROUP, LLC

By: _____
Name: John K. Garff
Title: Manager

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

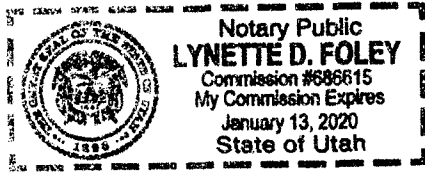
The foregoing instrument was acknowledged before me on January 3, 2017, by John K. Garff, the Manager of **GARFF WADE PROPERTIES, LLC**, a Utah limited liability company.



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 R. 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

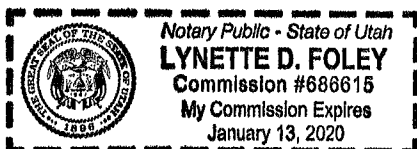
By: _____

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.



Lynette D. Foley
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°48'48" 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