

**After Recording Return To**

WDG WEST VALLEY CONVENIENCE, LLC  
Attn: Spencer H. Wright  
1178 W. Legacy Crossing Blvd., Suite 100  
Centerville, Utah 84014

13606858  
3/23/2021 1:04:00 PM \$40.00  
Book - 11142 Pg - 591-594  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
STEWART TITLE INS AGCY OF UT  
BY: eCASH, DEPUTY - EF 4 P.

Space Above This Line for Recorder's Use

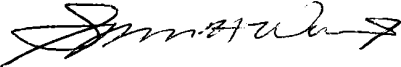
**QUIT-CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, WDG WV CONVENIENCE, LLC, a Utah limited liability company ("**Grantor**") hereby quitclaims to WDG WEST VALLEY CONVENIENCE, LLC, a Utah limited liability company ("**Grantee**") all of Grantor's rights, title, interest, and claim in or to that certain real property located in Salt Lake County, Utah, more particularly described at Exhibit "A" attached hereto (the "**Property**").

TO HAVE AND TO HOLD the same unto Grantee and unto Grantee's heirs and assigns forever, with all appurtenances thereto belonging.

**GRANTOR:**

WDG WV CONVENIENCE, LLC,  
a Utah limited liability company

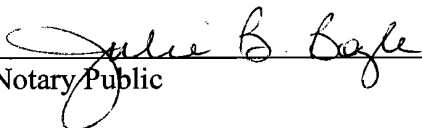


By: Spencer H. Wright  
Its: Manager

COURTESY RECORDING  
This document is being recorded solely as a courtesy  
and an accommodation to the parties named herein.  
Stewart Title hereby expressly  
disclaims any responsibility or liability for the accuracy  
or the content thereof.

STATE OF UTAH  
COUNTY OF DAVIS

On the 22 day of March 2021, personally appeared before me Spencer H. Wright, who duly acknowledged to me that he executed the foregoing Agreement as Manager of WDG WV CONVENIENCE, LLC, a Utah limited liability company.

  
Notary Public

NOTARY PUBLIC  
JULIE B. BOYLE  
708511  
COMMISSION EXPIRES  
OCTOBER 14, 2023  
STATE OF UTAH

**GRANTOR'S ADDRESS:**

WDG WV CONVENIENCE, LLC  
1178 W. Legacy Crossing Blvd., Suite 100  
Centerville, Utah 84014, Davis County  
Attn: Spencer H. Wright

**GRANTEE'S ADDRESS:**

WDG WEST VALLEY CONVENIENCE, LLC  
1178 W. Legacy Crossing Blvd., Suite 100  
Centerville, Utah 84014, Davis County  
Attn: Spencer H. Wright

## EXHIBIT "A"

### Legal Description of Property

#### PARCEL 1

Beginning at a point on a fence line and on the North line of 3500 South Street which point is South 89°59'10" West along the section line of 692.00 feet and North 0°00'50" West 40 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 0°00'50" West along said fence 153.50 feet; thence North 89°59'10" East 94.83 feet; thence South 44°56'01" East 52.12 feet to a fence line; thence South 0°08'47" East along said fence 116.60 feet to the North line of 3500 South Street; thence South 89°59'10" West along said North line 131.90 feet to the point of beginning.

Less and Excepting therefrom, the land conveyed to West Valley City by that certain Warranty Deed recorded May 19, 2003 as Entry No. 8654549 in Book 8799 at Page 4340 of Official Records, more particularly described as follows:

Beginning at a point on the existing North line of 3500 South Street which point is South 89°59'10" West along the section line 692.00 feet and North 00°00'50" West 40.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°00'00" West 13.000 feet thence North 89°59'10" East 131.872 feet along the new right-of-way line of 3500 South Street; thence South 00°08'47" East 13.006 feet to the existing North line of 3500 South Street; thence 89°59'10" West 131.900 feet to the point of beginning.

Tax ID No. 14-26-476-032

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

#### PARCEL 2

A tract of land in fee, being all of the remainder of an entire tract of property, situate in the SE1/4 SE1/4 of Section 26, T. 1 S., R. 2 W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at a point in the northerly right of way line of 3500 South Street Right of Way line, said point is 692.00 feet West along the section line and 53.00 feet North from the Southeast Corner of said Section 26, said point is also approximately 79.69 feet perpendicularly distant northerly from the 3500 South Right of Way Control Line opposite engineer station 3524+07.36; and running thence West 65.20 feet along said northerly right of way line to the westerly boundary line of said entire tract; thence North 310.00 feet along said westerly boundary line to the northerly boundary line of said entire tract at a point 390.00 feet perpendicularly distant northerly from said control line opposite engineer station 3523+41.00; thence East 65.20 feet along said northerly boundary line to the northeast corner of said entire tract; thence South 310.00 feet along the easterly boundary line of said entire tract to the point of beginning. The above described tract of land contains 20,212 square feet in area or 0.464 acre, more or less,

(Note: Rotate all bearings in the above description 00°14'25" clockwise to obtain highway bearings.)

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation: embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.