

After recording, return to:

Perkins Coie LLP  
131 S. Dearborn Street, Suite 1700  
Chicago, Illinois 60603  
Attn: Matthew Shebuski, Esq.

Send tax statements and  
notices to Grantee at:

P.O. Box 5350  
Bend, Oregon 97708

### WARRANTY DEED

Les Schwab Tire Centers of Oregon, Inc., an Oregon corporation, whose legal address is 20900 Cooley Road, Bend, Oregon 97701 and whose mailing address is P.O. Box 5350, Bend, Oregon 97708, and Leslie R. Tuftin (who acquired title as Leslie Rae Tuftin and Leslie Tuftin), whose address is 10115 E Bell Rd, Ste 107 PMB 418, Scottsdale, Arizona 85260, (each, a "Grantor"), for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to SFP-B Limited Partnership, an Oregon limited partnership, whose legal address is 20900 Cooley Road, Bend, Oregon 97701 and whose mailing address is P.O. Box 5350, Bend, Oregon 97708, all of Grantor's right, title and interest in and to the following described real property, situated in the County of Davis, State of Utah and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all of Grantor's right, title and interest in and to, all and singular, the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record as of August 12, 2019.

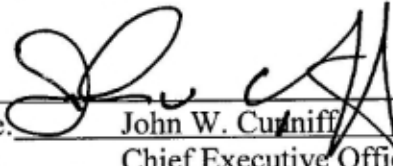
Dated: December 31, 2019

[Signature Page Follows]

IN WITNESS WHEREOF, this instrument has been duly executed, acknowledged and delivered by Grantor pursuant to proper authority as of date first set forth above.

GRANTOR:

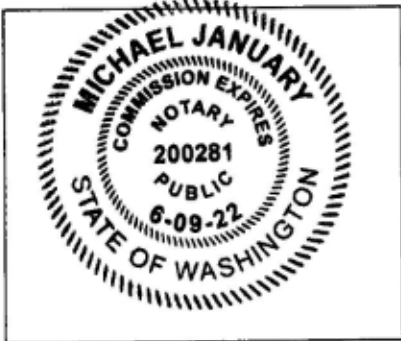
**Les Schwab Tire Centers of Oregon, Inc.,**  
an Oregon corporation

By:   
Name: John W. Cunniff  
Title: Chief Executive Officer


STATE OF WASHINGTON        )  
  ) ss.  
COUNTY OF KING            )

On this 10<sup>th</sup> day of December, 2019, before me personally appeared John W. Cunniff, to me known to be the Chief Executive Officer of Les Schwab Tire Centers of Oregon, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

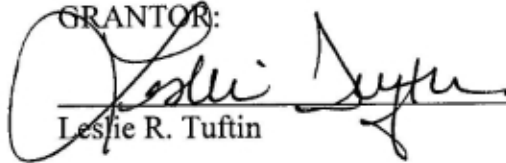
In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)

  
\_\_\_\_\_  
(Signature of officer)  
Notary Public in and for the State of  
Washington, residing at Seattle  
My commission expires: 06-09-22

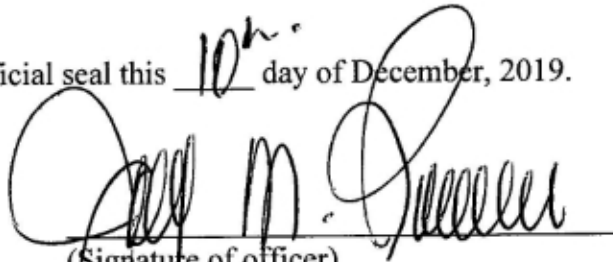
IN WITNESS WHEREOF, this instrument has been duly executed, acknowledged and delivered by Grantor pursuant to proper authority as of date first set forth above.

GRANTOR:  
  
\_\_\_\_\_  
Leslie R. Tuftin

STATE OF WASHINGTON        )  
  ) ss.  
COUNTY OF KING            )

On this day personally appeared before me Leslie R. Tuftin, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10<sup>th</sup> day of December, 2019.

  
\_\_\_\_\_  
(Signature of officer)

Notary Public in and for the State of  
Washington, residing at King Co.  
My commission expires: 4-29-2020



(Use this space for notarial stamp/seal)

EXHIBIT A

Legal Description

Real property in the City of Centerville, County of Davis, State of Utah, described as follows:

Beginning at a point North 89°40'15" East along the section line 687.285 feet from the Northwest corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence South 0°19'45" East 266.81 feet to a point 296.76 feet north of the north line of Porter's Lane; thence South 89°40'15" West 96.98 feet; thence North 0°19'50" West 1.75 feet; thence South 89°40'15" West 248.52 feet to the easterly line of the Utah State Highway Department Frontage Road; thence North 0°18' East along said East line of Frontage Road 295.12 feet; thence North 2°51' East along said east line of Frontage Road 95.50 feet; thence North 89°40'15" East 337.80 feet; thence South 0°03'10" West 125.40 feet to the point of beginning.

Less and excepting the following: Beginning at a point North 89°40'15" East 687.285 feet along the section line and North 0°03'10" East 35.40 feet from the Northwest corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°40'15" West 342.20 feet to the easterly line of Utah State Highway Department Frontage Road; thence North 2°51'00" East 90.14 feet along the easterly line of said Frontage Road; thence North 89°40'15" East 337.80 feet; thence South 0°03'10" West 90.00 feet to the point of beginning.

Also Less and excepting: That portion conveyed by Special Warranty Deed recorded August 17, 2018 as Entry No. 3111708 in Book 7080 at Page 450 of Official Records, and Corrected by Affidavit of Correction, recorded December 31, 2018 as Entry No. 3136471 in Book 7169 at Page 1470, being described as follows: Beginning at the Southeast Corner of the Grantor's Land said point being North 89°40'15" East 687.285 feet along the Section Line and South 0°19'45" West 266.81 feet to a point 296.76 feet North of the North Line of Porter Land (as described in special Warranty Deed Entry No. 2771695 recorded 14 October 2013) from the Northwest Corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah and running thence along the Grantor's property Line South 89°40'15" West 96.98 feet; thence North 0°19'50" West 1.75 feet; thence North 89°40'15" East 96.98 feet; thence South 0°19'45" East 1.75 feet to the point of beginning.

APN: 03-001-0168, 03-001-0210