



\*W3137123\*

MAIL TAX NOTICES TO GRANTEE(S) AT:  
**Boing US Holdco, Inc.**  
c/o Driven Brands  
440 South Church Street, Suite 700  
Charlotte, NC 28202

E# 3137123 PG 1 OF 2  
Leann H. Kiltz, WEBER COUNTY RECORDER  
23-Mar-21 1045 AM FEE \$40.00 DEP DAC  
REC FOR: GT TITLE SERVICES  
ELECTRONICALLY RECORDED



File No. OG41535

Tax ID No.: 12-264-0002

**SPECIAL WARRANTY DEED**

**C & D DEVELOPMENT, LLC, a Utah limited liability company** (hereafter referred to as "Grantor"), in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to **BOING US HOLDCO, INC., a Delaware corporation** (hereafter "Grantee"), that certain real property located in **WEBER** County, Utah commonly known as **1031 WEST 12TH STREET, MARRIOTT-SLATERVILLE, UT 84404**, and further described as follows:

**ALL OF LOT 3A, IFA COUNTRY STORE SUBDIVISION AMENDED, MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE.**

Subject to the Permitted Exceptions set forth on **EXHIBIT A** attached hereto and incorporated herein by this reference.

THE OFFICER WHO SIGNS THIS DEED HEREBY CERTIFIES THAT THIS DEED AND THE TRANSFER REPRESENTED THEREBY WAS DULY APPROVED BY THE GRANTOR AND SAID OFFICER HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantor this 22 day of **MARCH, 2021**.

GRANTOR:

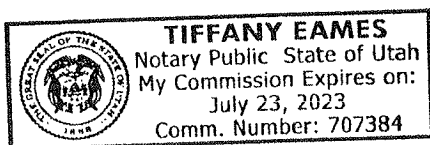
**C & D DEVELOPMENT, LLC**

By: Cody Hart  
**Cody Hart, Manager**

STATE OF UTAH )  
 ) ss.  
COUNTY OF **WEBER** )

On this 22 day of **March, 2021**, personally appeared before me Cody Hart, as the Manager of C & D DEVELOPMENT, LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

Tiffany Eames  
NOTARY PUBLIC



**EXHIBIT A**  
**Permitted Exceptions**

1. Taxes for the present year and thereafter. Taxes for the year 2021 are accruing as a lien and are not yet due and payable. Taxes for the year 2020 were PAID in the amount of \$11,244.17. County Tax Parcel Number(s): 12-264-0002
2. The Land is within the boundaries of MARRIOTT-SLATERVILLE, WEBER COUNTY, UTAH and is therein located within Tax District 362, Marriott-Slaterville City Community Development and Renewal Agency, Bona Vista Water, Central Weber Sewer, and is subject to any charges and assessments levied thereunder.
3. Easements, restrictions, covenants, conditions, notes, building set-back lines, and rights of ways for roads, ditches, canals, streams, rivers, telephones and transmission lines, drainage, utilities or other incidental purposes, over, under or across the Land, which are of record or which may be ascertained by an inspection or accurate survey, including, without limitation, any easements, notes, restrictions, building site requirements, setback lines, or rights of way contained in the official plat map(s) of record.
4. The official Plat Map recorded in the official records May 22, 2017 as Entry No. 2858581, and the easements, rights-of-way, terms, conditions, restrictions, reservations, and limitations as set forth therein.
5. Any water rights, claims or title to water in or under the Land.
6. The effects, terms and conditions of the covenants, conditions and restrictions, and any related bylaws, recorded December 12, 2008 and January 25, 2017 as Entry No.'s 2379891 and 2838656 respectively; and any supplements or amendments thereto as may have been recorded from time to time, and any charges created thereunder, including, without limitation, any charges, dues or assessments levied by any home owners association or similar organization, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
7. The terms, conditions, and effects of that certain Certificate of Creation of the Northern Environmental Resource Agency recorded January 20, 2015 as Entry No. 2718461.
8. The terms, conditions, and effects of that certain Resolution No. 23-2005 of the Board of County Commissioners of Weber County creating and establishing a special service District throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District" recorded January 24, 2006 as Entry No. 2156401.
9. The terms, conditions and effects of that certain Cross Access and Easement Agreement by and between Intermountain Farmers Association, a Utah nonprofit corporation, and Hi-Tech Self Storage, Inc., a Utah corporation, recorded April 21, 2009 as Entry No. 2406042.
10. The terms, conditions, and effects of that certain Easement in favor of Rocky Mountain Power, an Unincorporated Division Of Pacificorp, its successors and assigns, recorded in the official records of the Weber County Recorder's Office on January 19, 2018 as Entry No. 2900694.
11. Any matters disclosed by the certain ALTA/NSPS Land Title Survey prepared by Diamond Land Surveying and certified by Nathan B. Weber, PLS (No. 5152762), dated March 19, 2021, Job No. 21-031.