

13412961
10/1/2020 8:36:00 AM \$40.00
Book - 11030 Pg - 7738-7741
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

Recording Requested by:
TRMC Retail LLC

Mail Tax Notices to
TRMC Retail LLC
Attn: Real Estate
539 South Main St.
Findlay, OH 45840

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-MSP-9412-SNAT**

Unit# 9412 - 1285 West 9000 South, West Jordan, UT. 84088
A.P.N.: 27-02-301-089-0000

Tesoro Refining & Marketing Company LLC, a Delaware limited liability company, Grantor, of Hancock County, State of Ohio, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

TRMC Retail LLC, a Delaware limited liability company, Grantee, with an address of 539 South Main Street, Findlay, Ohio 45840 for the sum of Ten Dollars and other good and valuable considerations that certain real property located in Salt Lake County, State of **Utah**, and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all improvements thereon.

The real property conveyed herein by Grantor to Grantee is conveyed and accepted subject only to those matters set forth on Exhibit "B" attached hereto and incorporated herein.


Witness, the hand of said Grantor, this 1st day of October 2020.

[Signature page attached]

Ent 13412961 BK 11030 PG 7738

Special Warranty Deed - continued

Grantor:
Tesoro Refining & Marketing Company LLC

By: 
Name: James M. Hedrick
Title: Authorized Person

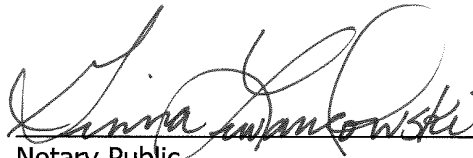


STATE OF Ohio)
) **SS.**
County of Hancock)

On this 1st day of October, 2020, before me, the undersigned Notary Public, personally appeared **James M. Hedrick, Authorized Person of Tesoro Refining & Marketing Company LLC, a Delaware limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9-14-2022


Notary Public



GINNA LEWANDOWSKI
NOTARY PUBLIC - OHIO
ALLEN COUNTY
MY COMMISSION EXPIRES 09/14/2022

Special Warranty Deed - continued

Exhibit "A"
Legal Description

The Land is described as follows: Real property in the County of Salt Lake, State of UT, described as follows:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 02, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN WEST JORDAN CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING A PORTION OF AN ENTIRE TRACT OF LAND CONVEYED TO CONVENIENCE RETAILERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED RECORDED AS ENTRY NO.: 10333474, IN BOOK 9563, AT PAGE 2578-2580, ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID PORTION OF ENTIRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID ENTIRE TRACT AND THE EASTERLY RIGHT-OF-WAY LINE OF 1300 WEST STREET, SAID POINT BEING SOUTH 0°01'47" WEST, ALONG THE SECTION LINE, A DISTANCE OF 176.88 FEET, AND NORTH 89°58'03" EAST, A DISTANCE OF 40.00 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 02, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°01'47" EAST, A DISTANCE OF 128.88 FEET, TO A POINT 40.00 FEET RADIALLY DISTANT EASTERLY FROM THE WEST LINE OF SAID SECTION AND THE CONTROL LINE OF 1300 WEST STREET, AT ENGINEERS STATION 5+47.96; THENCE NORTH 44°59'44" EAST, A DISTANCE OF 21.22 FEET, TO A POINT 33.00 FEET RADIALLY DISTANT SOUTHERLY OF THE EAST-WEST CENTER SECTION LINE AND THE 9000 SOUTH STREET CONTROL LINE, AT ENGINEERS STATION 47+03.19; THENCE NORTH 89°58'03" EAST, PARALLEL WITH SAID EAST-WEST CENTER SECTION LINE, A DISTANCE OF 195.00 FEET, TO THE EAST LINE OF SAID ENTIRE TRACT; THENCE SOUTH 0°01'47" WEST, ALONG SAID EAST LINE, A DISTANCE OF 143.88 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°58'03" WEST, ALONG THE SOUTH LINE OF SAID ENTIRE TRACT, A DISTANCE OF 210.00 FEET, TO THE POINT OF BEGINNING.

Said property is also known by the street address of: 1285 West 9000 South, West Jordan, UT 84088

Special Warranty Deed - continued

Exhibit "B"
Permitted Exceptions

1. General and special taxes and assessments as a lien only and not yet due as payable at the time of closing.
2. Any charge upon the Land by reason of its inclusion in West Jordan City.
3. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded October 22, 2001 as Entry No. 8036763 in Book 8514 at Page 2175 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).
4. Any rights, interests, or claims which may exist or arise by reason of the following matters shown on a survey plat entitled Tesoro Site 6602 Project 14047, dated January 31, 2014, April 30, 2014 prepared by McNeil Engineering, Dennis K. Withers Professional Surveyor:
 - a) Telephone lines and related facilities along Northerly and Westerly portions of the property.
 - b) Storm drain connections from draining system on the property to outside system in Northwesterly and Northeasterly portions of the property.
 - c) Fire hydrant located on the property on the Westerly portions of the property near the access to 1300 West Street.