After Recording, Return to:

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

Parcel No.: 13:061:0039

CT#88706-TF

ENT 112264: 2016 PG 1 of 2

Jeffery Smith

Utah County Recorder

2016 Nov 07 04:43 PM FEE 12.00 BY SW

RECORDED FOR Cottonwood Title Insurance Age
ELECTRONICALLY RECORDED

Special Warranty Deed

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and legal sufficiency of which is hereby acknowledged, GARFF INVESTMENT PROPERTIES, LLC, a Utah limited liability company, whose address is 405 South Main Street, Suite 1200, Salt Lake City Utah 84111 ("Grantor"), hereby conveys and warrants, against all claiming by, through or under Grantor, to GARFF PROPERTIES-AF, 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 American Fork, Utah County, Utah, and that is particularly described on Exhibit A attached hereto.

DATED: 0 000 28, 2016.

GRANTOR:

GARFF INVESTMENT PROPERTIES, LLC, a Utah limited liability company

Cyntho M. Foliy

STATE OF UTAH

: SS.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on <u>Utrober 28</u>, 2016, by John K. Garff, the Manager of **GARFF INVESTMENT PROPERTIES**, **LLC**, a Utah limited liability company.

Notary Public
LYNETTE D. FOLEY
Commission #686615
My Commission Expres
Jenuary 13, 2020
State of Utah

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EXHIBIT A

(LEGAL DESCRIPTION)

COMMENCING AT A POINT 18.4 FEET SOUTH AND EAST 1824.28 FEET FROM THE WEST ONE QUARTER CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 642.41 FEET, MORE OR LESS TO THE WESTERLY LINE OF LOT 2 OF AMERICAN FORK AUTO MALL AMENDED; THENCE NORTH 00°49'58" EAST ALONG SAID THE WESTERLY LINE OF LOT 2, 351.11 FEET, MORE OR LESS TO THE SOUTHERLY LINE OT LOT 1 OF SAID AMERICAN FORK AUTO MALL AMENDED; THENCE NORTH 89°05'00" WEST 512.64 FEET, MORE OR LESS; THENCE SOUTH 02°00'10" WEST 151.65 FEET MORE OR LESS, THENCE SOUTH 89°44'55" WEST 128.68 FEET; THENCE SOUTH 207.17 FEET TO THE POINT OF BEGINNING.

Parcel No. 13:061:0039