

WHEN RECORDED, MAIL TO:

Grantee

~~12276 South/State/Street/~~

~~Draper, UT 84020~~

7041 S. Iron Blossom Ln
Salt Lake City, UT 84121

12038795

4/27/2015 3:19:00 PM \$18.00

Book - 10318 Pg - 5066-5069

Gary W. Ott

Recorder, Salt Lake County, UT

INTEGRATED TITLE INS SERVICES

BY: eCASH, DEPUTY - EF 4 P.

Warranty Deed
(Corporation Form)

CENTRAL AUTO INC

Grantor,

hereby conveys and warrants to CLEAR WATER HO, LLC, a Utah Limited Liability Company

Grantee,

of Draper, County of Salt Lake, State of UT,

for the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations the following described tract of land in Salt Lake County, State of UT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 8th day of April, 2015.

CENTRAL AUTO INC

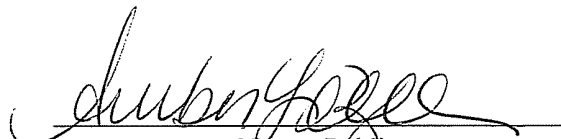
BY: Hana Omar
Hana Omar, President

STATE OF UTAH

ss.

COUNTY OF Salt Lake

On the 8th day of April, 2015, personally appeared before me Hana Omar who being by me duly sworn, did say that he/she, the said Hana Omar is the President of Central Auto Inc., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said Hana Omar duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said corporation.


Notary Public

My Commission Expires: 12/15/15
Residing at: SLC, UT
ITS #64050

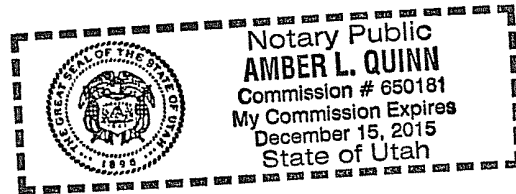


EXHIBIT "A"

Lot 1, FLYING "J" COMMERCIAL SUBDIVISION PLAT "A", according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Together with those certain rights, benefits, appurtenances, covenants and reciprocal easements contained within that certain Declaration of Restrictions, Easements and Covenants, recorded December 15, 2000, as Entry No. 7781497, in Book 8408 at Page 4705, in the Office of the Salt Lake County Recorder.

Less and Excepting that portion contained within that certain Warranty Deed between Flying "J" Real Estate Enterprises, Inc., as grantor and the Utah Department of Transportation, as Grantee, recorded November 6, 2003, as Entry No. 8881799, in Book 8907 at Page 5125, in the Office of the Salt Lake County Recorder, and described as follows:

A parcel of land in fee for the widening of the existing highway State Route 71, known as Project No. 0071, being part of an entire tract of property, situate in Lot 1, Flying "J" Commercial Subdivision Plat "A", a subdivision in the NW1/4SW1/4. of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning at the Southwest Corner of said Lot 1; and running thence N 11°16'58"W 9.39 ft along the westerly boundary line of said Lot 1 to a point which is 79.40 feet perpendicularly distant northerly from the centerline of State Route 71 of said project at approximate Engineer Station 272+46.33; thence S 88°17'02" E 122.80 ft to a point which is 77.00 feet perpendicularly distant northerly from the centerline of State Route 71 of said project at Engineer Station 273+69.11; thence S 89°24'23" E 120.58 ft parallel with the centerline of said project; thence N 46°27'58" E 38.82 ft to the easterly boundary line of said Lot 1 at a point which is 104.03 feet perpendicularly distant northerly from the centerline of State Route 71 of said project at Engineer Station 275+17.56; thence along said easterly boundary line the following two (2) courses and distances: (1) S 00°14'21" W 25.75 ft; (2) thence S 45°24'16" W 35.18 ft to the Southeast Corner of said Lot 1; thence along the southerly boundary line of said Lot 1 the following three (3) courses and distances: (1) N 89°25'49" W 61.92 ft; (2) thence N 77°05'45" W 79.58 ft; (3) thence N 89°25'49" W 104.99 ft to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

AND Less and Excepting that portion contained within that certain Final Judgment of Condemnation, filed in the Third District Court for Salt Lake County, State of Utah, between Utah Department of Transportation, as Plaintiff, and Common Cents Draper, LLC, a South Dakota limited liability company; U.S. Bank National Association; National Title Insurance Agency, LLC, a Utah limited liability company, as Defendants, being in Case No. 110916543, and recorded as Entry No. 11446458, in Book 10044 at Page 333, in the Office of the Salt Lake County Recorder, and described as follows:

A parcel of land in fee for the widening of the existing highway State Route 71 known as Project No. 0089, being part of an entire tract of property, In Lot 1 of the Flying "J" Commercial Subdivision as recorded in Book 2000P at Page 314 of the official records of the Salt Lake County Recorder's Office, also situate in the NW1/4SW1/4 of Section 30, T. 3 S., R. 1 E., S.L.B.& M. The boundaries of said parcel of land are described as follows:

Beginning at the northeast corner of said Lot 1, which point is 772.51 feet S. 89°40'10" E. along the monument line between the monument located approximately at 25 West and State Route 71, and the monument located at 300 East and State Route 71, and 280.37 feet N. 00°19'50" E. from the monument located approximately at 25 West and State Route 71 which point is 54.69 feet perpendicularly distant westerly from centerline of said project at Engineer Station 112+94.89 and running thence along the arc of a 659.78 foot radius non-tangent curve to the right 137.74 feet, chord bears S. 05°58'51" E. 137.49 feet; thence South 39.84 feet; thence S. 46°13'37" W. 38.86 feet; thence N. 89°38'44" W. 37.60 feet to a point herein referred to as (Point "D") said point also being on the Highway Right of Way and No-Access line of 1-15; thence along said Highway Right of Way and No-Access line the following two (2) calls; (1) N. 73°22'37" E. 27.96 feet to a point on a 40.50 foot radius non-tangent curve to the left; (2) along the arc of said curve 45.97 feet, chord bears N. 36°03'18" E. 43.54 feet to the beginning of said Highway Right of Way and No-Access line (Point "B"); thence N. 03°32'16" E. 45.94 feet; thence West 3.98 feet; thence N. 04°05'43" E. 2.14 feet; thence East 3.96 feet; thence N. 03°32'16" E. 16.22 feet; thence N. 11°33'38" W. 5.07 feet; thence N. 05°11'58" W. 42.56 feet; thence N. 03°53'16" E. 10.12 feet to a point on a 652.50 foot radius non-tangent curve to the left; thence along the arc of said curve 39.00 feet, chord bears N. 09°39'32" W. 38.99 feet to a point on the north line of said Lot 1; thence along said north line S. 89°40'10" E. 5.67 feet to the point of beginning. AND Beginning at a point, which point is 43.54 feet N. 89°38'44" W. from said (Point "D"); and running thence N. 89°38'44" W. 39.44 feet; thence N. 88°31'23" W. 122.80 feet to a point on the west line of said Lot 1; thence along said west line N. 11°31'19" W. 18.09 feet to the Highway Right of Way and No-Access line of 1-15 (Point "A") said point also being on a point of a 1011.50 foot radius non-tangent curve to the right; thence along said Highway Right of Way and No-Access line the following six (6) calls; (1) along the arc of said curve 76.31 feet, chord bears S. 83°54'43" E. 76.29 feet (2) S. 81°45'02" E. 57.67 feet; (3) North 11.56 feet; (4) East 3.00 feet; (5) South 12.00 feet; (6) S. 81°45'02" E. 30.19 feet to the point of beginning.

Parcel Identification No. 28-30-302-007.

ITS #64050