

RECORDED AT THE REQUEST OF,
AND AFTER RECORDING RETURN TO:

Nupetco Associates, LLC
2001 Windsor Street
Salt Lake City, Utah 84105
PYG matter no. 16202-37

Space above for Use of County Recorder

100445 - CAH

General Warranty Deed

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, ADMIRAL BYRD PLAZA, LLC, a Utah limited liability company whose address is 2454 North Highway 89, Ogden, Utah 84404 ("*Grantor*") hereby *conveys and warrants* to NUPETCO ASSOCIATES, LLC, a Utah limited liability company whose address is 2001 Windsor Street, Salt Lake City, Utah 84105 ("*Grantee*"), the following real property (the "*Property*") that is located in Salt Lake County, Utah:

See exhibit A that is attached hereto and that is incorporated herein by reference.

Tax parcel identification numbers: 07-36-151-011, 07-36-151-009 and 07-36-151-010

TOGETHER WITH: (1) all improvements, easements and rights that are appurtenant to the Property; (2) all water rights appurtenant to the Property, if any, including any held by W. Charles Swanson, Lew Costley and/or others, as trustees of the W. Charles Swanson Irrevocable Trust (the "*Trust*"); and (3) all mineral rights appurtenant to the Property, if any, including any held by the Trust; and

SUBJECT TO (1) prior reservations of mineral rights and appurtenant water rights, other than such reservations made by the Trust (the foregoing conveyance conveys and warrants against reservations by the Trust); (2) easements, rights of way and other matters of record, including declarations of easements as amended or supplemented; (3) matters affecting the Property as shown on that certain ALTA Survey obtained by Grantee in connection with its acquisition of the Property; and (4) real property taxes and assessments for 2018.

DATED 26 September 2018.

ADMIRAL BYRD PLAZA, LLC,
a Utah limited liability company

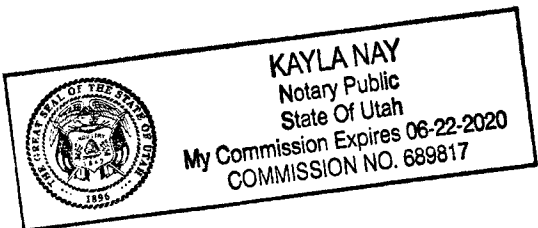
By: 

W. CHARLES SWANSON

Manager

STATE OF UTAH)
 :SS
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me 26 September 2018 by W. CHARLES SWANSON, as manager of and on behalf of ADMIRAL BYRD PLAZA, LLC, a Utah limited liability company.



Kayla Nay

Notary Public

*Exhibit A to
General Warranty Deed*

Legal Description of Property

The following real property located in Salt Lake County, Utah:

PARCEL 1:

Beginning at a point which is 2689.96 feet South and 583.55 feet East of the Northwest corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence South 89°58' West 279.51 feet along the North right of way line of Amelia Earhart Drive; thence North 00°02' West 202.16 feet; thence North 89°58' East 50.69 feet; thence North 00°02' West 82.84 feet; thence North 89°58' East 399.52 feet; thence South 00°02' East 92.50 feet; thence South 89°58' West 170.50 feet; thence South 00°02' East 192.50 feet to the point of beginning.

PARCEL 2:

Beginning at a point which is 2488.11 feet South and 53.92 feet East of the Northwest corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence North 00°02'54" East 312.84 feet along the East right of way line of 5600 West; thence North 89°58' East 246.25 feet; thence South 00°02' East 50.00 feet; thence North 89°58' East 66.00 feet; thence South 00°02' East 180.00 feet; thence South 89°58' West 12.00 feet; thence South 00°02' East 82.84 feet; thence South 89°58' West 300.69 feet to the point of beginning.

PARCEL 3:

Beginning at a point which is 2404.86 feet South and 753.89 feet East of the Northwest corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence South 89°58' West 387.32 feet; thence North 00°02' West 180.00 feet; thence North 89°58' East 189.32 feet; thence North 00°02' West 10.00 feet; thence North 89°58' East 198.00 feet; thence South 00°02' East 190.00 feet to the point of beginning.

PARCEL 4:

A non-exclusive right of way for access over those portions of Common Access Roads as defined in that certain Restated and Amended Declaration of Covenants, Conditions and Restrictions for Admiral Byrd Plaza recorded February 18, 1983 as Entry No. 3761024 in Book 5439 at Page 286 of official records.

Tax parcel identification numbers:

07-36-151-011
07-36-151-009
07-36-151-010