

Mail Tax notice to:

Grantee

1063 East 3300 South
Salt Lake City, UT 84106

MNT File No.: 65792

Tax ID No.: 16-29-404-027

16-29-404-022

16-29-404-028

13004999

6/7/2019 2:37:00 PM \$40.00

Book - 10789 Pg - 5998-6000

RASHELLE HOBBS

Recorder, Salt Lake County, UT

METRO NATIONAL TITLE

BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

1063 LLC, a Utah limited liability company, and
Ararat Automotive, Inc., a Utah corporation, and
DandA LLC, a Utah limited liability company

GRANTORS of Salt Lake City, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

1063 GoGo, LLC, a Utah limited liability company

GRANTEE of 1063 East 3300 South, Salt Lake City, UT 84106 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

Parcel 1:

Commencing 175 feet West from the Southeast corner of Lot 1, Block 28, Ten Acre Plat A, Big Field Survey; and running thence West 85 feet; thence North 287.1 feet; thence East 73.247 feet; thence South 148.66 feet; thence East 11.753 feet; thence South 138.44 feet to the point of commencement.

Parcel 2:

Commencing 90 feet West of the Southeast corner of Lot 1, Block 28, Ten Acre Plat A, Big Field Survey, indicated at instrument in chain of title as being 33 feet North and 33 feet West of the center of the intersection of 11th East Street with 3300 South Street, Salt Lake County, Utah and running thence West 85 feet; thence North 134.44 feet; thence East 85 feet; thence South 134.44 feet to the point of commencement.

Parcel 3:

Commencing 90 feet West and 134.44 feet North from the Southeast corner of Lot 1, Block 28, Ten Acre Plat A, Big Field Survey, and running thence West 85 feet; thence North 4 feet; thence East 85 feet; thence South 4 feet to the point of commencement.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 6th day of June, 2019

1063 LLC, a Utah limited liability company

By: [Signature]
Nico B. Priskos, Manager

Ararat Automotive, Inc., a Utah corporation

By: [Signature]
Tony Ouzounian, President

Danda, LLC, a Utah limited liability company

By: [Signature]
Dimitri Golesis, Manager

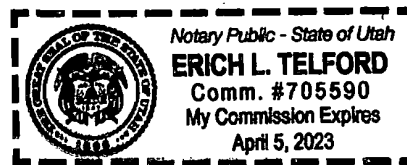
State of Utah)

ss:

County of Salt Lake)

On this date, June 6, 2019, personally appeared before me Nico B. Priskos, who being by me duly sworn did say that he is the Manager of 1063 LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Nico B. Priskos acknowledged to me that said limited liability company executed same.

[Signature]
Notary Public



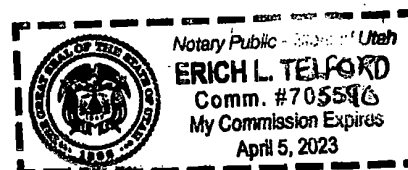
State of Utah)

ss:

County of Salt Lake)

On this date, June 6, 2019, personally appeared before me Tony Ouzounian, who being by me duly sworn did say that he is the President of Ararat Automotive, Inc., a Utah corporation that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Tony Ouzounian acknowledged to me that said limited liability company executed same.

[Signature]
Notary Public

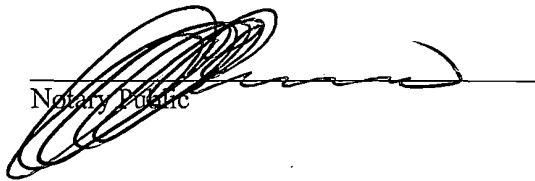


State of Utah)

ss:

County of Salt Lake)

On this date, June 6, 2019, personally appeared before me Dimitri Golesis, who being by me duly sworn did say that he is the Manager of DandA, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Dimitri Golesis acknowledged to me that said limited liability company executed same.


Notary Public

