

MNT # 010306715LC

01100018 PROVO

When Recorded, Mail To:

Garff Properties, LLC
531 South State Street
Salt Lake City, Utah 84111

ENT 134860:2001 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 Dec 21 9:29 am FEE 12.00 BY 55
RECORDED FOR METRO NATIONAL TITLE

Parcel Nos. 34-216-0002

SPECIAL WARRANTY DEED

THIS DEED, made as of the 20 day of December, 2001, by and between FRN of Greater Salt Lake City, LLC, a Delaware limited liability company, as GRANTOR, and Garff Properties, LLC, a Utah limited liability company, as GRANTEE.

WITNESSETH

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys with limited warranty covenants unto the GRANTEE, its successors and assigns, all of that certain lot, piece or parcel of land, situate in American Fork, Utah County, Utah, and more particularly described as follows:

All of Site 2, AMERICAN FORK AUTO MALL, American Fork, Utah, according to the official plat thereof on file in the office of the Recorder of Utah County, Utah.

Subject to the following:

- A. Building and use restrictions, conditions, covenants, reservations, exceptions, leases, easements, and rights and agreements (whether or not similar to the foregoing) of record;
- B. Visible easements;
- C. Applicable zoning and building laws and regulations;
- D. The lien of ad valorem real property taxes not yet due and payable and water and sewer charges; and,
- E. The state of facts an accurate survey or personal inspection of the premises would disclose.

AND GRANTOR covenants with the Grantee, and Grantee's heirs, assigns, and successors, that the granted premises are free from all encumbrances made by the Grantor, and that Grantor does warrant and will defend the same to the Grantee and Grantee's heirs, assigns, and successors, forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

34-216-0002

IN WITNESS WHEREOF, GRANTOR has caused this Deed to be executed as of the day and year first above written.

FRN OF GREATER SALT LAKE CITY, LLC

By: William Barnes

Its: President

The foregoing instrument was acknowledged before me this 30 day of December, 2001, by William Barnes, President of FRN of Greater Salt Lake City, LLC, on behalf of the company.

Alfred J. Newman
Notary Public

