

MAIL TAX NOTICE TO GRANTEE:
Kirk Land & Investment, L.C., a Utah limited liability company
1644 N. 850 W.
Orem, UT 84057
File Number: 2160620MT

WARRANTY DEED

Kirk Land & Investment, L.C., a Utah limited liability company, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Sunrise 118 Convenience, LLC, a Utah limited liability company GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

**DAI-MVC COMMERCIAL PROPOSED LOT 101 - HERRIMAN CITY, UTAH (Revised:
October 12, 2021):**

A PARCEL OF LAND, BEING PART OF A PARCEL AS IDENTIFIED BY SALT LAKE COUNTY TAX ID. NUMBER 26-25-201-004, SITUATE IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN THAT CERTAIN CORRECTIVE QUIT CLAIM DEED RECORDED AS ENTRY NO. 13728125 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT LOCATED S89°39'15"E 1,303.20 FEET ALONG THE SECTION LINE AND S00°20'45"W 45.46 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 25; RUNNING THENCE ALONG SAID DEED THE FOLLOWING THREE (3) COURSES: (1) S44°17'47"E 5.88 FEET; THENCE (2) S00°20'14"W 221.02 FEET; THENCE (3) WEST 285.21 FEET; THENCE N10°25'58"W 200.69 FEET; THENCE N80°38'36"E 73.75 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 844.19 FEET (RADIUS BEARS: S11°20'00"E) A DISTANCE OF 113.80 FEET THROUGH A CENTRAL ANGLE OF 07°43'24" CHORD: N82°31'42"E 113.71 FEET; TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 651.87 FEET A DISTANCE OF 34.31 FEET THROUGH A CENTRAL ANGLE OF 03°00'56" CHORD: N87°53'52"E 34.31 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 2,161.54 FEET A DISTANCE OF 34.31 FEET THROUGH A CENTRAL ANGLE OF 00°54'34" CHORD: N89°51'37"E 34.31 FEET; THENCE S89°45'39"E 64.64 FEET TO THE POINT OF BEGINNING.

(For information purposes only: known as Part of Tax ID No. 26-25-201-004 and Part of Tax ID No. 26-25-201-006)

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

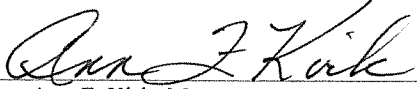
Effective as of this 15 day of Dec., 2021.

[Signature Page to Follow]

KIRK LAND & INVESTMENT, L.C., a Utah limited liability company



By: Jack (JD) Kirk, Manager

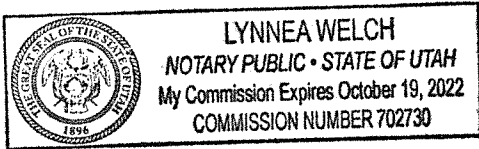


By: Ann F. Kirk, Manager

STATE OF: UTAH

COUNTY OF: Utah

On this 15 day of Dec. 2021, personally before me appeared Jack (JD) Kirk, & Ann F. Kirk, who proven on the basis of satisfactory evidence are the Managers of **KIRK LAND & INVESTMENT, L.C.**, a **Utah limited liability company**, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.





Notary Public

Residing In:

Commission Expires: