

When Recorded, Return and Send Tax Notices to:
Wayne G. Petty
2001 S Windsor St.
Salt Lake City, UT 84105

14288218 B: 11518 P: 1676 Total Pages: 3
09/13/2024 04:30 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SUTHERLAND TITLE COMPANY
920 E WOODOAK LN, STE 100SALT LAKE CITY, UT 84117

Tax Parcel Nos. 1617377027 and 1617377028

SPECIAL WARRANTY DEED

For good, valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Wayne G. Petty, as authorized agent of Petty Motor Company, a Utah general partnership in dissolution (“Grantor”), as an action necessary to wind up and liquidate the partnership’s business and affairs in accordance with Utah Code Annotated Section 48-1d-902, hereby conveys in fee and warrants (only as against those claiming by, through or under Grantor) to:

- (i) PMC Interests, LLC, a Utah limited liability company, a 57.20% undivided interest as a tenant in common,
- (ii) Uintah Investment, LLC, a Utah limited liability company, a 21.40% undivided interest as a tenant in common,
- (iii) Shipp Company, LLC, a Utah limited liability company, a 15.286% undivided interest as a tenant in common, and
- (iv) Nupetco Associates, LLC, a Utah limited liability company, a 6.114% undivided interest as a tenant in common

(collectively, “Grantee”), all of Grantor’s interest in the following described real property situated in Salt Lake County, State of Utah:

[See attached Exhibit “A”]

SUBJECT TO county taxes and assessments not delinquent, easements, rights of way, covenants, conditions and restrictions and all other matters of record. Also SUBJECT TO the first right to buy in Section 10 of the Tenant in Common Agreement among Grantees, dated the date of this Deed.

TOGETHER WITH all improvements located thereon; all easements, if any, benefiting the property; and all rights, benefits, privileges and appurtenances pertaining to the property.

[signature page follows]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Witness the hand of Grantor, executed this 12th day of September, 2024.

GRANTOR:

Wayne G. Petty
Wayne G. Petty, as Authorized Agent on behalf of
Petty Motor Company, a Utah general partnership in
dissolution

State of Utah)
) ss.
County of Salt Lake)

On the 12 day of September, 2024, personally appeared before me Wayne G. Petty, as Authorized Agent on behalf of Petty Motor Company, a Utah general partnership in dissolution, the signer of the above instrument, who duly acknowledged to me that he executed the same.

Karina Ruth Godwin
Notary Public
My Commission expires June 14, 2027
Residing at Salt Lake City, UT

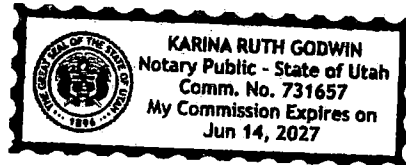


EXHIBIT "A"
TO SPECIAL WARRANTY DEED

Those certain parcels of real estate located in Salt Lake County, Utah, more particularly described as follows:

LOTS 26, 27 AND 28, BLOCK 1, WINFIELD ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

and

LOTS 29 THROUGH 35 INCLUSIVE, BLOCK 1, WINFIELD ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

(Tax Parcel Nos. 1617377027 and 1617377028)