ENT 15577:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Mar 14 11:42 AM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance Agency, Ir
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To: Japanese Auto Parts, Inc., a Utah corporation 2501 North 1200 West Lehi, UT 84043

159584-HAP

QUITCLAIM DEED

Japanese Auto Parts, Inc., a Utah corporation aka Japanese Auto Parts, Inc.

GRANTOR(S) of Lehi, State of Utah, hereby quitclaims to

Japanese Auto Parts, Inc., a Utah corporation

GRANTEE(S) of Lehi, State of Utah for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 12-029-0068, 12-029-0070 and 12-029-0071 (for reference purposes only)

This Deed is being recorded to combine all parcels into one

This Oeed is being recorded to combine all parcels into one

This Oeed is being recorded to combine all parcels into one

This Oeed is being recorded to combine all parcels into one

Dated this 10 day of March, 2023.

dapanese Auto Parts, Inc., a Utah dorporation

Stepher McMurdie President

STATE OF UTAH

COUNTY OF UTAH

On day of March, 2023, before me, personally appeared Stephen McMurdie, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before methods held held the same on behalf of Japanese Auto Parts, Inc., a Utah corporation.

Notal VPublic



Exhibit A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, PLAT "A", LEHI INDUSTRIAL PARK SUBDIVISION, SAID POINT IS ALSO ON THE WESTERLY RIGHT OF WAY LINE OF 1200 WEST STREET IN LEHI CITY, UTAH COUNTY, UTAH, SAID POINT LIES SOUTH 00°02'55" WEST ALONG THE SECTION LINE, A DISTANCE OF 362.37 FEET AND NORTH 89°29'21" WEST A DISTANCE OF 41.05 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6; RUNNING THENCE SOUTH 0°02'55" WEST, 1.80 FEET; THENCE NORTH 89°42'10" WEST, 6.91 FEET; THENCE SOUTH 0°28'26" EAST, 187.65 FEET; THENCE NORTH 89°33'46" EAST, 4.00 FEET; THENCE SOUTH 1°02'08" EAST, 63.68 FEET; THENCE SOUTH 0°02'55" WEST, 168.26 FEET; THENCE SOUTH 56°18'14" WEST, 37.52 FEET TO THE BEGINNING OF A 2,576.48 FOOT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°46'05" AN ARC DISTANCE OF 214.41 FEET (CORD BEARS NORTH 64°11'37" WEST, 214.35 FEET); THENCE NORTH 0°25'54" EAST, 350.70 FEET; THENCE SOUTH 89°25'21" EAST, 221.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 88,218 SQUARE FEET OR 2.025 ACRES, MORE OR LESS

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE MONUMENTED SECTION LINE FROM THE NORTHEAST CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 6 BEARS SOUTH 0°02'55" WEST AS SHOWN HEREON.

THE MINIMUM LINEAR CLOSURE OF THE BOUNDARY OF THIS SUBDIVISION IS WITHIN 1:15,000.