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BK 7154 PG 250

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/6/2018 11:16:00 AM
FEE \$14.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITL

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Sunnyside Enterprises, LTD, a Utah limited
partnership
1616 Sunnyside Ave
Salt Lake City, UT 84105

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-934369-SLC1 (ami)**
A.P.N.: **14-019-0089**

Clinton Lube, LLC, a Utah limited liability company, Grantor, of **Salt Lake City , Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Sunnyside Enterprises, LTD, a Utah limited partnership, Grantee, of **Salt Lake City , Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

PARCEL 1:

BEGINNING ON THE WEST LINE OF A STREET AT A POINT 715.0 FEET NORTH AND 33.0 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 110.0 FEET ON THE WEST LINE OF SAID STREET; THENCE WEST 125.0 FEET; THENCE SOUTH 110.0 FEET, THENCE EAST 125.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1, THAT PARCEL OF LAND CONVEYED BY THAT CERTAIN QUIT-CLAIM DEED RECORDED MAY 1, 2003 AS ENTRY NO. 1860632 IN BOOK 3281 AT PAGE 1202 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF THE SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, UNITED STATES SURVEY.

BEGINNING AT A POINT 715 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE WEST 55.00 FEET; THENCE NORTH 110.00 FEET; THENCE EAST 55.00 FEET; THENCE SOUTH 110.00 FEET TO THE POINT OF

BEGINNING.

PARCEL 1A:

RIGHTS APPURTENANT TO PARCEL 1, INCLUDING AN ACCESS EASEMENT AS DISCLOSED BY THAT CERTAIN COMMON AREAS AND UTILITY EASEMENT AGREEMENT RECORDED JULY 8, 2011 AS ENTRY NO. 2606517 IN BOOK 5311 AT PAGE 583 OF OFFICIAL RECORDS, AND SCRIVENER'S AFFIDAVIT RECORDED SEPTEMBER 25, 2018 AS ENTRY NO. 3118957 IN BOOK 7106 AT PAGE 621, THE SAID ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

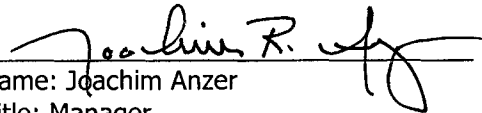
BEGINNING AT A POINT WHICH IS ON THE WESTERLY RIGHT-OF-WAY LINE OF 2000 WEST STREET, SAID POINT BEING THE SOUTHEAST CORNER OF GRANTOR'S PROPERTY, SAID POINT ALSO BEING NORTH 00°07'29" EAST 827.53 FEET AND SOUTH 89°52'19" WEST 55.00 FEET FROM THE EAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING, THENCE SOUTH 89°59'22" WEST 318.02 FEET ALONG THE SOUTHERLY LINE OF GRANTOR'S PROPERTY; THENCE NORTH 00°07'29" EAST 30.00 FEET; THENCE NORTH 89°59'22" EAST 318.02 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 00°07'29" WEST 30.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1A, THAT PARCEL OF LAND CONVEYED BY THAT CERTAIN QUIT-CLAIM DEED RECORDED MAY 1, 2003 AS ENTRY NO. 1860634 IN BOOK 3281 AT PAGE 1206 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF THE SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, UNITED STATES SURVEY.

BEGINNING AT A POINT 50 RODS NORTH FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE WEST 55.00 FEET; THENCE NORTH 109.60 FEET; THENCE EAST 55.00 FEET; THENCE SOUTH 109.60 FEET TO THE POINT OF BEGINNING.

Clinton Lube, LLC, a Utah limited liability company

By: 
Name: Joachim Anzer
Title: Manager

STATE OF Utah)
County of Salt Lake)ss.

On 12-5-18, before me, the undersigned Notary Public, personally appeared **Joachim Anzer the Manager of Clinton Lube, LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

7-9-22

Anna Irons
Notary Public

