

3538728  
BK 8307 PG 229

E 3538728 B 8307 P 229-230  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
08/02/2023 11:05:57 AM  
FEE: \$40.00 Pgs: 2  
DEP eCASH REC'D FOR: OLD REPUBLIC TITLE  
(LAYTON)

When recorded mail to:  
Mail Tax Notice to Grantee:  
Grantee  
3135 S. Richmond Street  
Millcreek, Utah 84106

**SPECIAL WARRANTY DEED**

**THIS DEED**, is made and entered into, by and between, **Exchange Accommodation, LLC, a Utah Limited Liability Company**, (“Grantor”), in the capacity as an Exchange Accommodation Titleholder, does hereby grant, convey, transfer, assign, deed and warrant as to the acts of the Grantor only, to **Shiny Shell - Layton Car Wash, LLC, a Utah limited liability company** (“Grantee”),

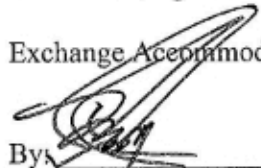
for and in consideration of Ten Dollars and other valuable consideration, including but not limited to those expressed in the 1031 exchange documents, the receipt of which is acknowledged, the Grantors right, title and interest in and to certain real property situated in **Davis County, State of Utah**, more particularly described as follows:

**SEE ATTACHED EXHIBIT “A”**

**Tax Parcel Numbers 09-392-0404**

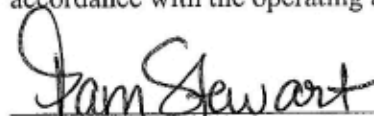
**TO HAVE AND TO HOLD**, the Premises, together with all and singular rights, privileges, tenements, water rights decreed, contracted for or appurtenant thereto, fixtures, improvements on the premises. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way, and easements of record or by prescription.

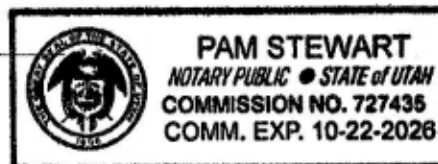
Exchange Accommodation, LLC, a Utah limited liability company

By   
\_\_\_\_\_  
Mark Hendry, Authorized Agent

State of Utah            )  
County of Davis        )

On this the 1st day of August 2023, personally appeared before me, Mark Hendry as Authorized Agent of Exchange Accommodation, LLC, a Utah limited liability company, the signer of this deed who duly acknowledged to me that he executed the same in the capacity stated and in accordance with the operating agreement of said limited liability company.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1:

All of Lot 404, Greyhawk Plaza Commercial Subdivision Phase 4, Layton City, Davis County, Utah, according to the official plat thereof, recorded September 25, 2012 as Entry No. 2689088, in Book 5613 at Page 124

Parcel 1A:

A non-exclusive easement, appurtenant to Parcel 1, for purposes of vehicular and pedestrian ingress and egress, as set forth and defined in that certain Reciprocal Easement and Maintenance Agreement recorded September 30, 2009 as Entry No. 2484512 in Book 4871 at Page 1321