

Mail Tax Notices To:
Lindon Collision Center, LLC
551 North Geneva Road
Lindon, UT 84042
File No. BT-20122

ENT53891:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Apr 29 03:31 PM FEE 40.00 BY CH
RECORDED FOR Bartlett Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Space above this line for Recording Data

WARRANTY DEED

Duane G. Gibb and Nadine Gibb, Trustees of The Duane G. Gibb 2003 Revocable Trust u/a July 14, 2003, as to an undivided one-half interest and Nadine Gibb and Duane G. Gibb, Trustees of The Nadine Gibb 2003 Revocable Trust u/a July 14, 2003, as to an undivided one-half interest

GRANTOR(S)

of Lindon, County of Utah, State of Utah

Hereby Convey(s) and Warrant(s) to

Lindon Collision Center, LLC, a Utah limited liability company

GRANTEE(S)

of Lindon, County of Utah, State of Utah

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UTAH, TOGETHER WITH ALL IMPROVEMENTS THEREON, to-wit:

See Exhibit "A" attached hereto and by this reference made a part thereof


Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2022 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 29 day of April, 2022.

The Duane G. Gibb 2003 Revocable Trust u/a July 14, 2003




Duane G. Gibb, Trustee



Nadine Gibb, Trustee

The Nadine Gibb 2003 Revocable Trust u/a July 14, 2003



Nadine Gibb, Trustee



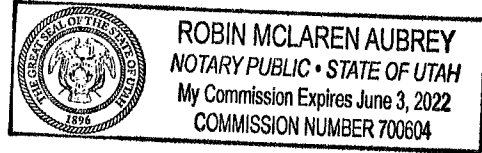
Duane G. Gibb, Trustee

State of Utah)
 :SS
County of Utah)

On the 21 day of April, 2022 personally appeared before me Duane G. Gibb and Nadine Gibb, Trustees of The Duane G. Gibb 2003 Revocable Trust u/a July 14, 2003, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Witness my hand and official seal, this the 29 day of April, 2022.

Robin McLaren Aubrey
Notary Public
My Commission Expires:



State of Utah)
 :SS
County of Utah)

On the 29 day of April, 2022 personally appeared before me Nadine Gibb and Duane G. Gibb, Trustees of The Nadine Gibb 2003 Revocable Trust u/a July 14, 2003, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Witness my hand and official seal, this the 29 day of April, 2022.

Robin McLaren Aubrey
Notary Public
My Commission Expires: 6-3-22

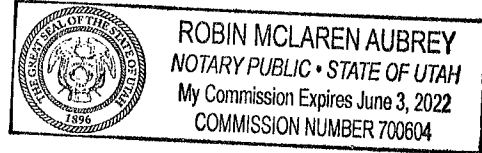


EXHIBIT "A"

COMMENCING AT A POINT IN THE WESTERLY BOUNDARY OF STATE ROUTE 114 (GENEVA ROAD) (A 5/8 BY 18" REBAR SET, WITH YELLOW PLASTIC CAP, MARKED "LEIGH AND COMPANY LS 4261" HEREINAFTER REFERRED TO AS "MONUMENT"), WHICH POINT HAS COORDINATES OF X (EAST)= 1,933,063.56 FEET AND Y (NORTH)=734,215.09 FEET, REFERRED TO THE UTAH COORDINATE SYSTEM CENTRAL ZONE, THE POINT BEING ALSO NORTH 215.51 FEET AND WEST 1768.45 FEET GRID DISTANCES-FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (THE SECTION LINE, WESTERLY, FROM SAID SECTION CORNER HAVING A BEARING OF SOUTH 89°27'37" WEST); THENCE SOUTH 0°29'32" WEST 221.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID STATE ROUTE TO A FENCE LINE INTERSECTION; THENCE SOUTH 85°57'50" WEST 142.40 FEET ALONG SAID INTERSECTING FENCE LINE AND TO THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 7°53'09" WEST 223.94 FEET ALONG SAID RAILROAD RIGHT OF WAY TO A POINT (A MONUMENT SET); THENCE NORTH 86°59'21" EAST 174.85 FEET TO THE POINT OF BEGINNING.

(14:053:0048)