

When Recorded, Mail To:

Chad Salmon
1778 West 1180 South
Woods Cross, UT 84087

APN: 06-076-0027

MCS-974291-JH

(Space above this line for Recorder's Use)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MAVERIK, INC., a Utah corporation ("Grantor"), hereby conveys and warrants against all who claim by, through, or under Grantor, but no others, to SALMON INVESTMENTS, LLC, a Utah limited liability company, as to an undivided 50% interest, and STS PROPERTIES, LLC, a Utah limited liability company, as to an undivided 50% interest, as tenants in common ("Grantee"), the real property situated in Davis County, State of Utah, and described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

TOGETHER WITH all tenements, hereditaments, and appurtenances belonging or in any wise appertaining thereto.

SUBJECT TO current taxes and assessments, zoning laws, rules and regulations, and to the reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record or enforceable at law or equity.

SUBJECT FURTHER TO any and all boundary disputes, discrepancies, or claims now existing or hereafter claimed, alleged, or asserted with respect to any portion of the Property

SUBJECT FURTHER TO THE FOLLOWING USE RESTRICTION: Commencing on the date of recordation of this Special Warranty Deed with the Office of the Davis County Recorder, and for a period of forty (40) years thereafter, neither the Property nor any portion thereof shall be used for any of the following purposes:

Operating a gasoline sales facility, convenience store, or other business engaging in the sale of gasoline or groceries. In addition, and not by way of example, the following convenience stores operating under the listed trade names, are prohibited upon the Property, or any portion thereof, for the time period specified herein: Tesoro, Chevron, Arco, Flying J, Circle K, Amoco, Phillips, Sinclair, 7-11, Exxon, Texaco, and Top Stop.

Operating a smoke shop or alcohol and/or liquor sales shop or store.

[signatures and acknowledgements are on the following page]

**EXHIBIT A
TO
DEED**

Legal Description

**LEGAL DESCRIPTION
CITY OF WOODS CROSS, DAVIS COUNTY, UTAH**

PROPOSED PARCEL A (06-076-0027)

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE BETWEEN A FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER AND A FOUND BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 26, SAID POINT BEING S89°56'39"E, ALONG SAID QUARTER SECTION LINE, 602.77 FEET FROM SAID FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE S89°56'39"E 824.81 FEET; THENCE S27°16'39"E 811.20 FEET; THENCE N89°41'38"W 775.99 FEET; THENCE S28°55'21"W 45.57 FEET; THENCE N89°41'38"W 145.42 FEET; THENCE S00°15'20"W 196.23 FEET; THENCE N89°58'24"W 162.53 FEET; THENCE N00°05'20"E 3.28 FEET; THENCE S89°53'00"W 621.34 FEET TO THE EASTERLY RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE N00°19'07"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 137.42 FEET; THENCE S89°56'39"E 535.51 FEET; THENCE N00°13'19"W 814.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 862,443 SQUARE FEET OR 19.799 ACRES MORE OR LESS

