

**PREPARED BY AND RETURN TO:**

Amy E. Guzzy, Esq.  
Director of Legal Services  
Love's Travel Stops  
& Country Stores, Inc.  
10601 N. Pennsylvania Ave.  
Oklahoma City, OK 73120

ENT 12808:2014 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2014 Feb 26 10:33 AM FEE 15.00 BY EO  
RECORDED FOR United West Title  
ELECTRONICALLY RECORDED

UW - 2217

Space Above for County Recorder's Use

[Parcel ID No.23-027-0016; 23-027-0045 and 23-027-0062)

**SPECIAL WARRANTY DEED**

**THE GRANTOR: LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.**, an Oklahoma corporation whose address is 10601 North Pennsylvania Avenue, Oklahoma City, County of Oklahoma, State of Oklahoma 73120 FOR A VALUABLE CONSIDERATION, in the amount of One Hundred and 00/100 Dollars (\$100.00) in hand and other good valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and WARRANTS against all who clam by, through, or under Grantor to RICHARDS-CHATTERTON INVESTMENTS, LLC, (Grantee"), a Utah limited liability company whose address is 5515 Cottonwood Club Drive, Holladay, County of Salt Lake, State of Utah 84117, all right, title, interest and claim to the following described tract of land in the County of Utah, State of Utah, to wit:

See Exhibit A attached hereto

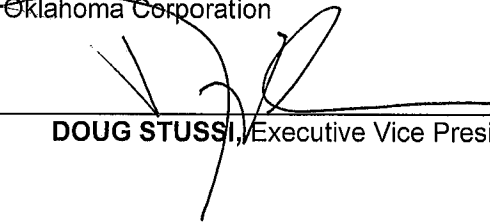
TOGETHER WITH (i) all buildings and other structures, facilities or improvements located and permanently affixed to the Land; (ii) all water rights and water shares appurtenant or held for use in connection with the Land; provided that, notwithstanding anything contained herein to the contrary, the conveyance of such water rights and water shares is without representation or warranty; and (iii) all easements, licenses, rights and appurtenances benefiting and relating to the Land.

SUBJECT TO (a) ad valorem taxes for 2014 and subsequent years which are not yet due and payable; (b) all oil, gas and other mineral rights previously reserved or conveyed of record; and (c) all easements, rights-of-way and encumbrances filed of record in County of Utah real property records.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED this 25 day of February, 2014.

LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.,  
An Oklahoma Corporation

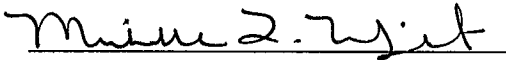
By:   
DOUG STUSSI, Executive Vice President and CFO

ACKNOWLEDGMENT

STATE OF OKLAHOMA            )  
  )  
COUNTY OF OKLAHOMA        )        SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doug Stussi, Exec. Vice President & CFO of LOVE'S TRAVEL STOPS & COUNTRY STORES, INC., an Oklahoma corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 25 day of February, 2014.

  
Notary Public



**EXHIBIT A**

**Legal Description of Property**

Lot 2 and Lot 3, Springville Love's Subdivision, being that portion of land in the City of Springville, Utah County, Utah, being a part of the Southwest Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, according to the Survey made by CLC Associates, Inc., filed in the County Surveyor's Office as record of Survey No. 13-105.

Parcel ID No. 66-391-0002 ; 66-391-0003