

Recording Requested by: :
 SMITH'S FOOD & DRUG CENTERS, INC. :
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 When Recorded Mail To: :
 SMITH'S FOOD & DRUG CENTERS, INC. :
 Attention: Director of Real Estate Legal Services :
 1550 South Redwood Road :
 Salt Lake City, UT 84104 :

11803726
 2/12/2014 2:59:00 PM \$14.00
 Book - 10210 Pg - 9158-9160
 Gary W. Ott
 Recorder, Salt Lake County, UT
 MERIDIAN TITLE
 BY: eCASH, DEPUTY - EF 3 P.

MTC 220760

Space Above for Recorder's Use

Tax ID# 20-26-400-030

SPECIAL WARRANTY DEED

SAWTELL PROPERTIES LLC, a Utah limited liability company, and KICK CREEK LLC, a Utah limited liability company, Grantor, for the sum of Ten Dollars (\$10.00) and other valuable consideration, hereby convey to SMITH'S FOOD & DRUG CENTER'S, INC., an Ohio corporation, Grantee, the following described real property situate in Salt Lake County, State of Utah:

All of Lot 1 of the Highlands Commercial Subdivision according to the plat thereof as recorded in the office of the Salt Lake County Recorder lying within the Southeast Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base & Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point located 351.68 feet North 0°43'28" West along the Section Line, and 1076.69 feet South 89°16'32" West from the Southeast Corner of said Section 26; and running thence Northwesterly along the arc of a 480.00 foot radius curve to the left a distance of 22.46 feet (Center bears South 76°07'02" West, Central Angle equals 2°40'51" and Long Chord bears North 15°13'24" West 22.46 feet) to a point of tangency; thence North 16°33'50" West 200.08 feet to a point of curvature; thence Northerly along the arc of a 284.25 foot radius curve to the right a distance of 305.35 feet (Central Angle equals 61°32'55" and Long Chord bears North 14°12'38" East 290.88 feet) to a point of tangency; thence North 44°59'06" East 282.74 feet to a point of curvature; thence Northeasterly along the arc of a 220.00 foot radius curve to the right a distance of 193.59 feet (Central Angle equals 50°25'07" and Long Chord bears North 70°11'39" East 187.41 feet) to a point of tangency; thence South 84°35'47" East 50.00 feet to a point of curvature; thence Easterly along the arc of a 731.27 foot radius curve to the left a distance of 165.82 feet (Central Angle equals 12°59'31" and Long Chord bears North 88°54'27" East 165.46 feet); thence South 5°25'31" East 136.15 feet to a point of curvature; thence Southeasterly along the arc of a 250.00 foot radius curve to the left a distance of 172.74 feet (Central Angle equals 39°35'23" and Long Chord bears South 25°13'13" East 169.33 feet) to a point of tangency; thence South 45°00'54" East 121.98 feet to a point of curvature; thence Southeasterly along the arc of a 115.00 foot radius curve to the right a distance of 90.26 feet (Central Angle equals 44°58'15" and Long Chord bears South 22°31'47" East 87.96 feet) to a point of tangency; thence South 0°02'40" East 25.25 feet to a point of curvature; thence Southwesterly along the arc of a 115.00 foot radius curve to the right a distance of 86.38 feet (Central Angle equals 43°02'09" and Long Chord bears South 21°28'25" West 84.36 feet); thence South 45°00'54" East 34.29 feet to a point of curvature; thence Southeasterly along the arc of a 96.00 foot radius curve to the left a distance of 76.59 feet (Central Angle equals 45°42'34" and Long Chord bears South

67°52'11" East 74.57 feet) to a point of tangency; thence North 89°16'32" East 144.59 feet to the West Line of 5600 West Street as dedicated to 63.00 foot half-width; thence South 0°43'28" East 8.00 feet along said West Line; thence South 89°16'32" West 144.59 feet to a point of curvature; thence Northwesterly along the arc of a 104.00 foot radius curve to the right a distance of 82.97 feet (Central Angle equals 45°42'34" and Long Chord bears North 67°52'11" West 80.79 feet) to a point of tangency; thence North 45°00'54" West 34.22 feet; thence South 44°59'06" West 357.13 feet to a point of curvature; thence Southwesterly along the arc of a 115.00 foot radius curve to the right a distance of 28.41 feet (Central Angle equals 14°09'08" and Long Chord bears South 52°03'40" West 28.33 feet); thence South 28°52'11" East 62.59 feet to a point of curvature; thence Southeasterly along the arc of a 124.00 foot radius curve to the right a distance of 62.44 feet (Central Angle equals 28°51'01" and Long chord bears South 14°26'40" East 61.78 feet) to a point of tangency; thence South 0°01'10" East 82.24 feet to the North Line of 7800 South Street as dedicated to 63.00 foot half-width; thence South 89°58'50" West 8.00 feet along said North Line; thence North 0°01'10" West 82.24 feet to a point of curvature; thence Northwesterly along the arc of a 116.00 foot radius curve to the left a distance of 58.41 feet (Central Angle equals 28°51'01" and Long chord bears North 14°26'40" West 57.79 feet) to a point of tangency; thence North 28°52'11" West 62.59 feet; thence Southwesterly along the arc of a 115.00 foot radius curve to the right a distance of 53.91 feet (Center bears North 26°52'35" West, Central Angle equals 26°51'25" and Long Chord bears South 76°33'08" West 53.41 feet) to a point of tangency; thence South 89°58'50" West 73.26 feet to a point of curvature; thence Northwesterly along the arc of an 85.00 foot radius curve to the right a distance of 42.16 feet (Central Angle equals 28°25'09" and Long Chord bears North 75°48'35" West 41.73 feet) to a point of tangency; thence North 61°36'01" West 46.19 feet to a point of curvature; thence Northwesterly along the arc of a 150.00 foot radius curve to the right a distance of 32.97 feet (Central Angle equals 12°35'42" and Long Chord bears North 55°18'10" West 32.91 feet) to a point of reverse curvature; thence Northwesterly and Westerly along the arc of a 224.00 foot radius curve to the left a distance of 187.22 feet (Central Angle equals 47°53'16" and Long Chord bears North 72°56'57" West 181.82 feet) to a point of tangency; thence South 83°06'26" West 79.99 feet to the point of beginning.

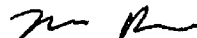
Contains 535,127 sq. ft.
or 12.285 acres

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights-of-way and easements of record.

And Grantor warrants the title against all acts of Grantor and none other, subject to the matters set forth above.

2014. WITNESS, the hand of said Grantor, this 12th day of February.

SAWTELL PROPERTIES LLC
A Utah limited liability company

By: 
Barrett Peterson
Its: Managing Member

WITNESS, the hand of said Grantor, this 12th day of February 2014.

KICK CREEK LLC
A Utah limited liability company

By: Ryan Peterson
Ryan Peterson
Its: Managing Member

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged and executed before me this 12th day of February, 2014 by Barrett Peterson, manager of Sawtell Properties LLC, a Utah limited liability company, on behalf of the corporation.



Lori Johnston
Notary Public
Residing at: SLC UT

My Commission Expires:
03.22.2015

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged and executed before me this 12th day of February, 2014 by Ryan Peterson, manager of Kick Creek LLC, a Utah limited liability company, on behalf of the corporation.



Lori Johnston
Notary Public
Residing at: SLC UT

My Commission Expires:
03.22.2015