

This instrument prepared by:

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Return recorded document to:

Ms. Laura Kaltz
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Atlanta, Georgia 30339

F-80727D

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 19 day of April, 2011, between MILLCREEK PARTNERS, LLC, a Utah limited liability company, with an address of 1572 N. Woodland Park Drive, Suite 505, Layton, Utah 84041 and WAYNE A. BELLEAU (together Millcreek Partners and Mr. Belleau are referred to herein as "Grantor"), and CHICK-FIL-A, INC., a Georgia corporation, with a corporate address of 5200 Buffington Road, Atlanta, Georgia 30349-2998 ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, the following described real property, to wit:

Lot 8 of the FINAL PLAT OF CLINTON PINES SUBDIVISION PHASE 2, according to the official plat thereof recorded April 11, 2003, as Entry No. 1852871, in Book 3267, at Page 912, Official Records of Davis County, Utah (the "Land"); together with any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and all right, title and interest of Seller in and to any land lying in the bed of any road in front of or adjoining the Land, together with any strips or gores relating to the Land (collectively, the "Property"). Tax ID No. 14-352-0008

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of all persons or entities claiming by, through or under Grantor, subject only to the matters set forth on Exhibit "A" attached hereto.

IN WITNESS WHEREOF, Grantor has signed and sealed this Special Warranty Deed, the day, month and year first above written.

GRANTOR:

MILLCREEK PARTNERS, LLC,
a Utah limited liability company

By: [Signature]
Name: Gary M. Wright
Title: Manager

[Signature]
Wayne A. Belleau

State of Utah
County of Davis

On this 19 day of April, 2011, personally appeared before me Gary M. Wright, who being by me duly sworn (or affirmed), did say that he is the Manager of Millcreek Partners, LLC, a Utah limited liability company, and that said instrument was signed in behalf of said company.

[Signature]
Name: Nobalee W. Rhoades
My commission expires: 8-4-14



[NOTARY SEAL]

State of Utah
County of Davis

On this 19 day of April, 2011, personally appeared before me Wayne A. Belleau, the signer of the within instrument who duly acknowledged to me that he executed the same.

Nobalee W. Rhoades
Name: Nobalee W. Rhoades
My commission expires: 8-4-14

[NOTARY SEAL]



EXHIBIT "A"

PERMITTED TITLE EXCEPTIONS

1. Taxes and assessments for the year 2011 and subsequent years, a lien not yet due and payable.
2. Variance to Title 24, Clinton City Code of Revised Ordinances recorded June 23, 2003 as Entry No. 1881403 in Book 3317, Page 2038, Official Records of Davis County, Utah.
3. Final Plat of Clinton Pines Subdivision Phase 2, recorded April 11, 2003 as Entry No. 1852871 in Book 3267, Page 912, Official Records of Davis County, Utah.
4. Easements with Covenants and Restrictions Affecting Land among Wal-Mart Stores, Inc., Landstar Development, LLC, Wayne Belleau and Gary M. Wright, dated April 9, 2003, and recorded April 11, 2003 as Entry No. 1852873 in Book 3267, Page 917, Official Records of Davis County, Utah.
5. Access Easement between Wal-Mart Real Estate Business Trust and Novasource Utah, L.C., dated December 9, 2003, and recorded January 23, 2004 as Entry No. 1955713 in Book 3461, Page 408, Official Records of Davis County, Utah.
6. Restrictions contained in Special Warranty Deed from Wal-Mart Stores, Inc. to Millcreek Partners, LLC, dated July 31, 2007, and recorded August 7, 2007 as Entry No. 2295459 in Book 4340, Page 1202, Official Records of Davis County, Utah.
7. Reciprocal Access Easement between Eric S. Zorn, as Managing Trustee for Wal-Mart Real Estate Business trust, and Millcreek Partners, LLC, dated July 31, 2007, and recorded August 7, 2007 as Entry No. 2295460 in Book 4340, Page 1207, Official Records of Davis County, Utah.