

8527

SECURITY TITLE & ABSTRACT CO.
55 East Center St. - Provo, Utah
Order No. 22006

WARRANTY DEED

THE AMERICAN OIL COMPANY, a corporation duly organized and existing under the laws of the State of Maryland, with its main business office at 910 South Michigan Avenue, City of Chicago, County of Cook, State of Illinois, GRANTOR, hereby CONVEYS AND WARRANTS to RICHARD S. ALLEN and MAX EGGERTSEN, of the County of Utah, State of Utah, GRANTEES, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described tract of land in Utah County, State of Utah:

FIGS 334-61
SW-SW

Commencing 26.375 chains South and 0.92 chains West of the Northwest corner of the Southwest quarter of Section 2, Township 7-South, Range 2 East of the Salt Lake Meridian; thence South 89° East along the North side of Center Street, 100 feet; thence North 1° East 200 feet; thence North 89° West 100 feet; thence South 1° West along the East side of Utah County Highway 200 feet, to the place of beginning.

SUBJECT TO existing easements, if any; taxes and special assessments against the said premises, if any; zoning laws and municipal regulations, if any; building line restrictions and building restrictions of record, if any; and any party wall agreements of record, and subject to that certain Pole License Agreement dated September 10, 1952 by and between Utah Oil Refining Company, a corporation and Mountain States Telephone and Telegraph Company, a corporation.

Grantees herein hereby covenant and agree for themselves, their heirs, executors and assigns, that no part of the real estate herein conveyed shall be used by said Grantees, their heirs, executors, grantees or assigns, for the purpose of conducting or carrying on the business of selling, handling or dealing in gasoline, kerosene, benzol, naphtha, greases, lubricating oils, or any fuel to be used for internal combustion engines, or lubricants in any form.

The foregoing restriction shall not be applicable to the business of selling, handling or dealing in petroleum products furnished by the Grantor herein and in any event shall terminate and be of no further force and effect upon the expiration of a period of twenty (20) years from the date hereof.

The foregoing covenants shall run with the land and be binding on said Grantees, their heirs, executors, grantees and assigns, and inure to the benefit of the Grantor herein, its successors and assigns.

The officers who sign this Deed hereby certify that this Deed and the transfer represented thereby were duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

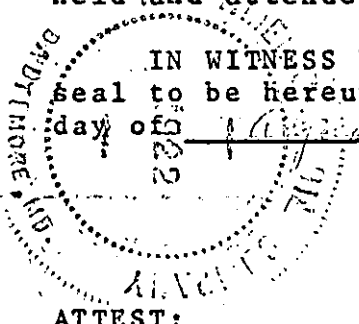
IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 12th day of August, 1970.

THE AMERICAN OIL COMPANY

By T. B. Redmond
T. B. Redmond-Regional Vice President

ATTEST:

N. H. Crozier
N. H. Crozier, Asst. Secretary



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STATE OF UTAH

COUNTY OF SALT LAKE

On the 17th day of August, 1970, personally appeared before me T. B. Redmond, who being by me duly sworn did say that he is the Regional Vice President of The American Oil Company, a Maryland corporation, and that said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said T. B. Redmond acknowledged to me that said corporation executed the same.

Estelle P. [Signature]
Notary Public

Commission Expires:



Oct 20, 1972

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THE AMERICAN OIL COMPANY

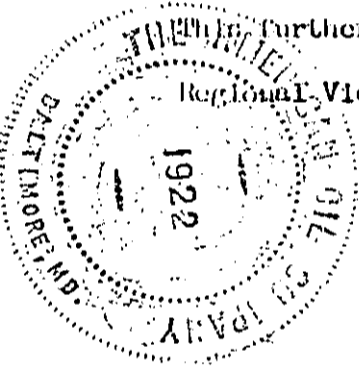
10 West Broadway - P. O. Box 898
Salt Lake City, Utah 84110

SECRETARY'S CERTIFICATE

This is to certify that a Warranty Deed dated the 17th day of
August, 1970, from The American Oil Company, a Maryland
corporation, to Richard S. Allen and Max Eggertsen,

was executed by T. B. Redmond, Regional Vice President, for and on behalf of
The American Oil Company, a Maryland corporation, pursuant to authority granted
to the President under the terms of a resolution adopted by the Board of Directors
on September 20, 1965, which provided that the President may delegate such authority.

Further certifies that the President delegated such authority to T. B. Redmond,
Regional Vice President, and that such delegation is in effect as of this date.



Dated:

August 17, 1970

Subscribed and sworn to before me this

17th day of August, 1970.

My Commission Expires: October 25, 1977



N. H. Crozier

N. H. Crozier, Assistant Secretary

SECURITY TITLE & ABS. CO.

PL SLH 5 2 T 7 R 2E
FR ABS IND
DEPUTY *N. H. Crozier*
UTAH COMPANY FILE # 89280
NINA B. FIELD

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RECORDED AT THE REQUEST OF
SECURITY TITLE & ABS. CO.

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Estelle P. Myrland
Notary Public