

After recording, return to:
Dell Cox Family Partnership, Ltd.

ENT 66183 BK 5111 PG 774
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Jun 04 12:26 pm FEE 17.00 BY AK
RECORDED FOR TITLE WEST TITLE CO

File No.: 98001387A

WARRANTY DEED
(CORPORATE FORM)

SMITH'S FOOD & DRUG CENTERS, INC., a Delaware corporation, with its principal office at Salt Lake City, County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS to DELL COX FAMILY PARTNERSHIP, LTD., a Utah Limited Partnership, grantee of Provo, County of Utah, State of Utah for the sum of TEN DOLLARS and other valuable considerations the following described tract of land in Utah County, State of Utah:

Refer to Exhibit "A" attached hereto and by this reference made a part hereof.


Subject to all easements, covenants, restrictions, right-of-way and reservations appearing of record and taxes for the year 1999 and thereafter.

Subject to that certain Deed of Trust to American Bank of Commerce, dated August 13, 1998 and recorded August 14, 1998 as Entry No. 81545 in Book 4737 at page 851.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was 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 24th day of May, A.D. 1999.

SMITH'S FOOD & DRUG CENTERS, INC., a
Delaware corporation


By: Wade S. Williams
Its: Sr. Vice President

STATE OF UTAH, }
 } :SS
COUNTY OF UTAH }

On the 24th day of May, 1999, personally appeared before me WADE S. WILLIAMS who being by me duly sworn did say that he is the SENIOR VICE PRESIDENT Smith's Food & Drug Centers, Inc., a Delaware corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said WADE S. WILLIAMS duly acknowledged to me that said corporation executed the same.

My commission expires February 7, 2002
Notary Public
SUSAN T. THOMSON
2661 Harvest Lane
West Jordan, Utah 84091
State of Utah

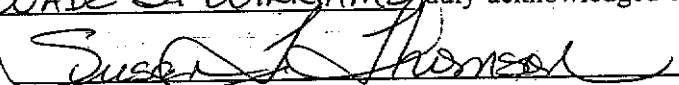

Notary Public

EXHIBIT "A"**Parcel 1:**

All of proposed Lot 1 of a commercial subdivision to be known as Fort Utah Center being more particularly described as follows:

A part of the Southwest Quarter of Section 2 and the Southeast Quarter of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Provo City, Utah County, Utah:

Beginning at a point on the South Boundary of a Provo City Park being 1336.75 feet South 0°30'29" East along the Section Line to said South Park Boundary and 230.06 feet South 89°30'29" East along said South Boundary from the West Quarter Corner of said Section; and running thence along said Park Boundary the following two courses: North 0°40'29" West 212.79 feet; and South 89°00'00" East 572.69 feet; thence South 0°06'30" East 108.13 feet; thence South 89°53'30" West 156.33 feet; thence South 0°06'30" East 45.01 feet; thence South 89°53'30" West 16.00 feet to a point on the East edge of a future Smith's Building; thence South 0°06'30" East 323.18 feet along said future building and said line projection; thence South 89°53'30" West 80.42 feet; thence South 0°06'30" East 125.53 feet to a point on the North Line of Center Street as it exists at 33.00 foot halfwidth; thence South 89°53'30" West 97.21 feet along said North Line of Center Street as it exists; thence North 0°06'30" West 125.53 feet; thence South 89°53'30" West 189.19 feet; thence North 0°06'30" West 141.07 feet; thence South 89°53'30" West 85.08 feet; thence North 0°06'30" West 24.09 feet; thence South 89°53'30" West 232.51 feet to the East Line of Geneva Road; thence North 07°10" West 12.00 feet along said East Line of Geneva Road; thence North 89°53'30" East 287.23 feet; thence North 0°40'29" West 97.46 feet to the point of beginning.

Parcel 8:

All of proposed Lot 8 of a commercial subdivision to be known as Fort Utah Center being more particularly described as follows:

A part of the Southwest quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Provo City, Utah County, Utah:

Beginning at a point 1558.43 feet South 0°30'29" East along the Section Line and 42.47 feet North 89°53'30" East from the West Quarter Corner of said Section 2; and running thence North 89°53'30" East 132.27 feet; thence South 0°06'30" East 94.91 feet; thence South 89°53'30" West 133.27 feet to the East Line of the Rupper Investment Deed; thence North 0°29'31" East 94.91 feet along said East Line of the Rupper Investment Deed to the point of beginning.

EXHIBIT "A" Continued**Parcel 9:**

All of proposed Lot 9 of a commercial subdivision to be known as Fort Utah Center being more particularly described as follows:

A part of the Southwest quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Provo City, Utah County, Utah:

Beginning at a point 1448.62 feet South $0^{\circ}30'29''$ East along the Section Line and 73.47 feet North $89^{\circ}53'30''$ East from the West Quarter Corner of said Section 2; and running thence North $89^{\circ}53'30''$ East 102.04 feet; thence South $0^{\circ}06'30''$ East 109.81 feet; thence South $89^{\circ}53'30''$ West 132.27 feet to the East Line of the Rupper Investment Deed; thence North $0^{\circ}29'31''$ East 16.21 feet along said East Line of the Rupper Investment Deed; thence South $89^{\circ}30'29''$ East 30.07 feet; thence North $0^{\circ}06'30''$ West 93.92 feet to the point of beginning.

Parcel 10:

All of proposed Lot 10 of a commercial subdivision to be known as Fort Utah Center being more particularly described as follows:

A part of the Southwest quarter of Section 2 and the Southeast Quarter of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Provo City, Utah County, Utah:

Beginning at a point 1448.62 feet South $0^{\circ}30'29''$ East along the Section Line from the West Quarter Corner of said Section 2; and running thence North $89^{\circ}53'30''$ East 73.47 feet; thence South $0^{\circ}06'30''$ East 93.92 feet; thence North $89^{\circ}30'29''$ West 130.46 feet to the East Line of Geneva Road; thence North $0^{\circ}07'10''$ West 92.56 feet along said East Line of Geneva Road; thence North $89^{\circ}53'30''$ East 57.00 feet to the point of beginning.

* * *

After recording, return to:
Dell Cox Family Partnership, Ltd.

ENT 66183 BK 5111 PG 774
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Jun 04 12:26 pm FEE 17.00 BY AK
RECORDED FOR TITLE WEST TITLE CO

File No.: 98001387A

WARRANTY DEED
(CORPORATE FORM)

2nd RECORDING
ENT 114191 BK 5254 PG 370
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Oct 26 10:02 am FEE 19.00 BY SS
RECORDED FOR TITLE WEST TITLE CO

SMITH'S FOOD & DRUG CENTERS, INC., a Delaware corporation with its principal office at Salt Lake City, County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS to DELL COX FAMILY PARTNERSHIP, LTD., a Utah Limited Partnership, grantee of Provo, County of Utah, State of Utah for the sum of TEN DOLLARS and other valuable considerations the following described tract of land in Utah County, State of Utah:

Refer to Exhibit "A" attached hereto and by this reference made a part hereof.


Subject to all easements, covenants, restrictions, right-of-way and reservations appearing of record and taxes for the year 1999 and thereafter.

Subject to that certain Deed of Trust to American Bank of Commerce, dated August 13, 1998 and recorded August 14, 1998 as Entry No. 81545 in Book 4737 at page 851.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was 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 24th day of May, A.D. 1999.

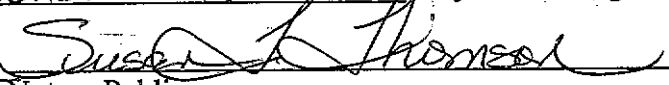
SMITH'S FOOD & DRUG CENTERS, INC., a
Delaware corporation


By: Wade S. Williams
Its: Sr. Vice President

STATE OF UTAH, }
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 }:ss
COUNTY OF UTAH }

On the 24th day of May, 1999, personally appeared before me WADE S. WILLIAMS who being by me duly sworn did say that he is the SENIOR VICE PRESIDENT Smith's Food & Drug Centers, Inc., a Delaware corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said WADE S. WILLIAMS duly acknowledged to me that said corporation executed the same.

Notary Public
SUSAN T. THOMSON
2661 Harvest Lane
West Jordan, Utah 84084
My Commission Expires
February 7, 2002
State of Utah


Notary Public

My commission expires February 7, 2002

Dated Oct. 1, 1999

SMITH'S FOOD & DRUG CENTERS, INC., a
Delaware corporation

Wade S. Williams
By: Wade S. Williams
Its: Sr. Vice President

STATE OF UTAH, }
 } :ss
COUNTY OF UTAH }

On the 1st day of Oct, 1999, personally appeared before me WADE S. WILLIAMS who being by me duly sworn did say that he is the SR. VICE PRESIDENT Smith's Food & Drug Centers, Inc., a Delaware corporation, and that within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said WADE S. WILLIAMS duly acknowledged to me that said corporation executed the same.

My Commission Expires
February 7, 2002
State of Utah
Notary Public
SUSAN T. THOMSON
2661 Harvest Lane
West Jordan, Utah 84084

Susan T. Thomson
Notary Public

Re-Recorded to correct legal description as shown on attached "Exhibit A".

EXHIBIT "A"

Parcel 1:

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North $0^{\circ}07'10''$

Parcel 8:

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EXHIBIT "A" Continued

Parcel 9:

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* * *