

Exhibit "A"

Commencing 1750.39 feet South and 766.24 feet East of the West quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 00° 29' East 325 feet; thence North 89° 31' West 68 feet; thence South 00° 29' West 325 feet; thence South 89° 31' East 68 feet to the point of beginning.

Less and excepting therefrom that portion, if any, lying with the boundaries of Center Street.

Recorded at the Request of:
SMITH'S FOOD & DRUG CENTERS, INC.
1550 S. Redwood Road
Salt Lake City, Utah 84104

WARRANTY DEED

JAMES E. NIXON and ANNA NIXON, Trustees of The Nixon Family Trust U/A/D February 13, 1992, Grantors, of Provo, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to SMITH'S FOOD & DRUG CENTERS, INC., a Delaware corporation, Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of Utah:

See attached Exhibit "A" for legal description.

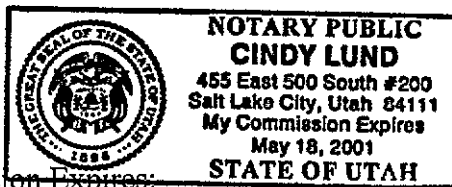
Subject to all easements, covenants, restrictions, rights-of-way and reservations appearing of record and taxes for the year 1999 and thereafter.

WITNESS, the hand of said Grantor this 14th day of May, 1999.

By: [Signature]
James E. Nixon, trustee
By: [Signature]
Anna Nixon, trustee

STATE OF UTAH }
 :
COUNTY OF SALT LAKE }

On the 14th day of May, 1999, personally appeared before me JAMES E. NIXON and ANNA NIXON, Trustees of The Nixon Family Trust U/A/D February 13, 1992, the signers of the within instrument, who duly acknowledged to me that they executed the same.



[Signature]
NOTARY PUBLIC
Residing in: Salt Lake City, UT.

My Commission Expires:

5/18/2001

STEWART TITLE
CAL # 98001306
TW # 980305703

Exhibit "A"

Parcel 1

Commencing South along the section line 1137.17 feet and East 697.5 feet from the West quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; and running thence South $89^{\circ} 00'$ East 186.6 feet to the West line of the West Park Subdivision line; thence South $0^{\circ} 10'$ West 609.35 feet to the North line of Center Street, Provo; thence with said street line North $89^{\circ} 37'$ West 116.1 feet; thence North $0^{\circ} 29'$ East 325.00 feet; thence North $89^{\circ} 37'$ West 71.48 feet; thence North 286.35 feet to the point of beginning.

Less and excepting therefrom the following:

Commencing South 1749.774 feet along the section line and East 882.299 feet from the West quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North $89^{\circ} 37' 00''$ West 116.100 feet; thence North $0^{\circ} 29' 00''$ East 200.00 feet; thence South $89^{\circ} 36' 58''$ East 114.995 feet; thence South $0^{\circ} 10' 00''$ West 200.00 feet to the point of beginning.

Also less and excepting therefrom that portion, if any, lying within the boundaries of Center Street.

Parcel 2

Commencing South 1749.774 feet along the section line and East 882.299 feet from the West quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North $89^{\circ} 37' 00''$ West 116.100 feet; thence North $0^{\circ} 29' 00''$ East 200.00 feet; thence South $89^{\circ} 36' 58''$ East 114.995 feet; thence South $0^{\circ} 10' 00''$ West 200.00 feet to the point of beginning.

Less and excepting therefrom that portion, if any, lying within the boundaries of Center Street.

Exhibit "A"

Parcel 1

Commencing 17 chains South and 5.92 chains South 89° East of the Northwest corner of the Southwest quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 89° East 69.23 feet; thence South 1° West 620 feet, more or less, to the North side of Center Street, thence North 89° West 69.23 feet; thence North 1° East 620 feet, more or less to the point of beginning.

Less and excepting therefrom that portion, if any, lying within the boundaries of Center Street.

LESS UNDERGROUND WELL WATER RIGHTS WR# 55-2643

RF AS

Parcel 2

Commencing at a point in a fence line which point is 17 chains South and 499.95 feet South 89° East of the Northwest corner of the Southwest quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence along a chain link fence to a point of the North line of Center Street, Provo, Utah, South 01° West 620 feet; thence along the North line of said street South 89° East 103.51 feet to a point in a chain link fence; thence along said fence line North 0° 13' West 620 feet; thence North 89° West 90.35 feet to the point of beginning.

Less and excepting therefrom that portion, if any, lying within the boundaries of Center Street.

LESS UNDERGROUND WELL WATER RIGHTS - WR# 55-3115

RF AS

Exhibit "A"

Commencing 17 chains South and 4.79 chains South 89° East of the Northwest corner of the Southwest quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 1° West 620 feet; thence South 89° East 69.23 feet; thence North 1° East 620 feet; thence North 89° West 69.23 feet to the point of beginning.

Less and excepting therefrom that portion lying with the boundaries of Center Street.

EXHIBIT B

Lien of General Property Taxes for the year 1999, now accruing but not yet due and payable, Serial No: 21:012:0018.

The land herein is located within the boundaries of Provo City and is subject to charges and assessments levied thereby.

Any rights, interests or easements in favor of the Public, or others entitled thereto, to use for street purposes that portion of the subject land lying within the boundaries of Center Street as conveyed by that certain Warranty Deed recorded September 16, 1948, as Entry No. 9282, in Book 511, at Page 376.

Exhibit "A"

Commencing 1743.48 feet South and East 551.69 feet East of the Northwest corner of the Southwest quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 13' West 150 feet; thence South 89° 31' East 70 feet; thence South 13' West 150 feet; thence West 70 feet to the place of beginning.

Less and excepting therefrom that portion, if any, lying within the boundaries of Center Street.

Recorded at the Request of:
SMITH'S FOOD & DRUG CENTERS, INC.
1550 S. Redwood Road
Salt Lake City, Utah 84104

WARRANTY DEED

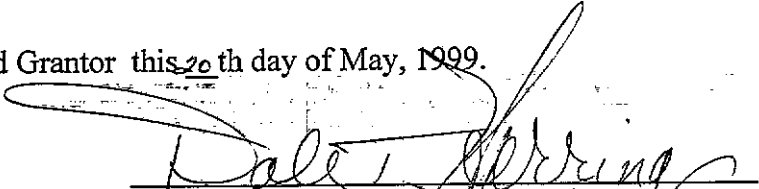
DALE T. HERRING and DEBRA A. HERRING, Grantors, of Provo, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to SMITH'S FOOD & DRUG CENTERS, INC., a Delaware corporation, Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of Utah:


See attached Exhibit "A" for legal description.

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

Subject to Grantor's right to salvage and remove any and all improvements located on the Subject Property which right shall automatically terminate 104 days from the date of this Deed.

WITNESS, the hand of said Grantor this 20th day of May, 1999.

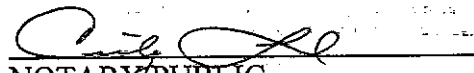


Dale T. Herring


Debra A. Herring

STATE OF UTAH }
 :
COUNTY OF SALT LAKE }

On the 20th day of May, 1999, personally appeared before me DALE T. HERRING and DEBRA A. HERRING, the signers of the within instrument, who duly acknowledged to me that they executed the same.



NOTARY PUBLIC
Residing in: SALT LAKE CITY, UT.

My Commission Expires:
5/18/2001

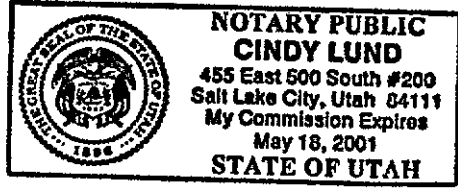


Exhibit "A"

Commencing 1593.48 feet South and east 551.12 feet from the Northwest corner of the Southwest quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North $0^{\circ} 13'$ West 485.5 feet; thence South $89^{\circ} 38'$ East 149.70 feet; thence South $01^{\circ} 01'$ West 635.50 feet; thence North $89^{\circ} 31'$ West 78.11 feet; thence North $0^{\circ} 13'$ East 150 feet; thence North $89^{\circ} 31'$ West 70 feet to the beginning.

Less and Excepting:

Beginning at a point which is South 1593.480 feet and East 551.120 feet and North $0^{\circ} 13'$ West 461.95 feet from the Northwest corner of the Southwest quarter of section 2, Township 7 South Range 2 East, Salt Lake Base and Meridian; thence North $0^{\circ} 13'$ West 23.55 feet; thence South $89^{\circ} 38'$ East 149.7 feet; thence South $0^{\circ} 1'$ West 25.2 feet; thence North $89^{\circ} 0'$ West 149.7 feet to the point of beginning.

Also less and excepting that portion, if any, lying within the boundaries of Center Street.

After recording, return to:
Smith's Food & Drug Centers, Inc.
1550 S. Redwood Road
Salt Lake City, Utah 84104
File No.: 980001387

ENT 66180 BK 5111 PG 766
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Jun 04 12:24 pm FEE 19.00 BY AK
RECORDED FOR TITLE WEST TITLE CO

WARRANTY DEED

DELL COX FAMILY PARTNERSHIP, LTD., a Utah Limited Partnership, which also appears of record as DELL COX FAMILY PARTNERSHIP, Grantors, of Provo, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to SMITH'S FOOD & DRUG CENTERS, INC., a Delaware corporation, Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, 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, rights-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.

WITNESS the hand of said Grantor this 24th day of May, 1999.

DELL COX FAMILY PARTNERSHIP, LTD., a
Utah Limited Partnership

Bryan Dell Cox
By: Bryan Dell Cox
Its: General Partner

STATE OF UTAH }
 } : ss.
COUNTY OF UTAH }

On the 24th day of May, 1999, personally appeared before me Bryan Dell Cox as General Partner of DELL COX FAMILY PARTNERSHIP, LTD., a Utah Limited Partnership, which also appears of record as DELL COX FAMILY PARTNERSHIP, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Cindy Lund
Notary Public

My Commission Expires: 5/18/2001

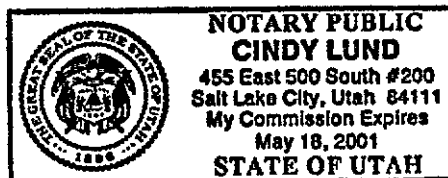


EXHIBIT "A"**Parcel 1:**

Commencing 1122 feet South and South 89° East 229.60 feet and South 10' East 421.75 feet from the West quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 10' East 197.88 feet; thence North 89° 31' West 128.15 feet; thence North 1° East 110 feet; thence West 65 feet; thence North 90 feet; thence South 89° East 190.29 feet to the point of beginning.

Less and excepting therefrom the following described parcel:

Beginning at a point on the North line of Center Street, Provo, Utah, which beginning point is South 1739.09 feet and East 56.69 (based upon the Utah State Plane Coordinate System Central Zone, Bearings of Section lines) from the West quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 0° 06' 39" West along the line of a cement block wall and wooden fence 106.07 feet to a fence corner; thence South 89° 13' 08" East along the line of a wooden fence 65.43 feet; thence South 0° 13' 18" East along the line of a wooden fence and a cement block wall 105.14 feet to the North line of said West Center Street, Provo; thence South 89° 58' West along the said street line 65.62 feet to the point of beginning.

Parcel 2:

Beginning at a point on the North line of Center Street, Provo, Utah, which beginning point is South 1739.09 feet and East 56.69 feet (based upon the Utah State Plane Coordinate System, central Zone, Bearings of Section lines) from the West quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 0° 06' 39" West along the line of a cement block wall and wooden fence 106.07 feet to a fence corner; thence South 89° 13' 08" East along the line of a wooden fence 65.43 feet; thence South 0° 13' 18" East along the line of a wooden fence and a cement block wall 105.14 feet to the North line of said West Center Street, Provo; thence South 89° 58' West along the said street line 65.62 feet to the point of beginning.

Parcel 3:

Commencing 1122 feet South and South 89° East 172.81 feet and South 26' West 218.24 feet from the West quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 89° East 58.30 feet; thence South 10' East 207.01 feet; thence North 89° West 290.29 feet; thence North 26' East 69.11 feet; thence South 89° East 227.44 feet; thence North 26' East 138 feet more or less to the beginning.

Less that portion lying within Cox's Corner, Commercial Planned Unit Development, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Also less and excepting that portion lying within the boundaries of Geneva Road.

Exhibit "A" continued**Parcel 4:**

Commencing 1122 feet South and South 89° East 229.60 feet from the West quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 89° 31' East 74.14 feet; thence South 10' West 619 feet; thence North 89° 31' West 74.14 feet; thence North 10' West 619.63 feet to beginning.

Less that portion lying within Cox's Corner, Commercial Planned Unit Development, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Parcel 5:

Commencing South 0°30'29" East 1336.28 feet from the West ¼ corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°30'57" East 229.09 feet; thence South 00°26'34" East 200.73 feet; thence South 89°48'44" West 286.45 feet; thence North 00°07'10" West 204.07 feet; thence South 89°30'57" East 56.24 feet to the point of beginning.

Also known as Cox's Corner, a Commercial Planned Unit Development, recorded in the County Recorder of Utah County, Utah, as Entry No. 70425 and Map Filing No. 7233, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

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