

WHEN RECORDED, MAIL TO:

MAIL TAX NOTICE TO:

KELLEY, WEBER & PIETZ, S.C.

530 Jackson Street

Wausay, Wisconsin 54401

ATTENTION: Colin D. Pietz

Shopko Stores, inc.
P.O. Box 19060
2800 S. Ashland Avenue
Green Bay, Wisconsin 54307-9060
ATTENTION: Larry Durkin

SPECIAL WARRANTY DEED

DEE'S, INC., a corporation organized and existing under the laws of the State of Utah, with its principal office at 777 East 2100 South, Salt Lake City, County of Salt Lake, State of Utah, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to SHOPKO STORES, INC., d/b/a Uvalko Shopko Stores, Inc., a Minnesota corporation, Grantee, of

for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

A part of the Southwest Quarter of Section 3, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U. S. Survey:

BEGINNING at a point 920.40 feet North 89°56' East along the Section Line, and 53.00 feet North 0°04' West from the Southwest corner of said Section 3; running thence North 0°04' West 664.24 feet; thence North 89°56' East 682.85 feet more or less to the West Line of Sage Crest Subdivision No. 1 and No. 2; thence South 0°21'28" West 534.27 feet along the West line of Sage Crest Subdivision No. 1 and No. 2; thence South 89°56' West 150.00 feet; thence South 0°21'28" West 130.00 feet more or less to the North line of 9400 South Street; thence South 89°56' West 527.93 more or less feet along said North line to the point of beginning.

SUBJECT to a right of way reserved to Grantor, its lessees, successors and assigns, over the following:

BEGINNING at a point North 89°56'00" East 920.40 feet along the Section line and North 00°04'00" West 53.00 feet from the Southwest corner of Section 3, Township 3 South, Range 1 East, Salt Lake Base & Meridian and running thence North 00°04'00" West 150.00 feet; thence North 89°56'00" East 30.00 feet; thence South 00°04'00" East 150.00 feet; thence South 89°56'00" West 30.00 feet to the point of beginning.

SUBJECT FURTHER to a restriction that no grocery store can be operated on the above-described

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KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
WESTERN STATES TITLE
REC BY: JEDD BOGENSCHUTZ, DEPUTY

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property so long as Smith's Food King Properties, Inc., or its successors in interest are operating a grocery store on the adjoining property.

SUBJECT FURTHER to all easements, rights of way and restrictions of record or observable on the property and rights and restrictions in the Cross Easement Agreement entered into between Grantor and Grantee, including rights of lessees on adjoining property presently owned by Grantor.

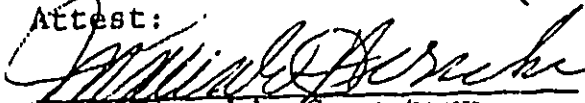
SUBJECT FURTHER to taxes for the year 1987 and thereafter.

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 25 day of August, 1987.

DEE'S, INC.

Attest:

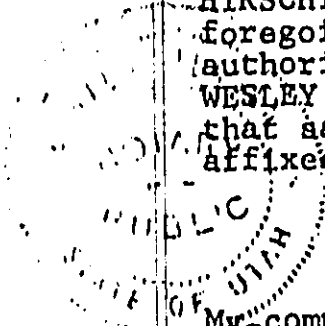

Maun Hirschi, Secretary

By 
Wesley C. Anderson, President

(Corporate Seal)

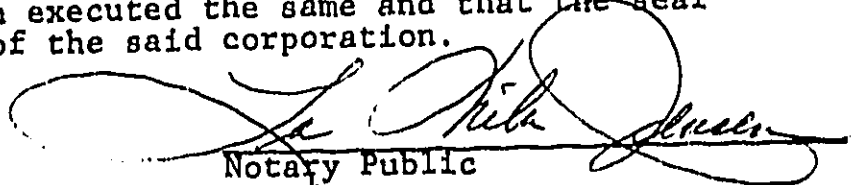
STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 25th day of August, 1987, personally appeared before me WESLEY C. ANDERSON and MAUN HIRSCHI, who being by me duly sworn, did say, each for himself, that he, the said WESLEY C. ANDERSON is the president, and he, the said MAUN HIRSCHI is the secretary of DEE'S, INC., 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 WESLEY C. ANDERSON and MAUN HIRSCHI each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said corporation.



My commission expires:

April 8, 1989



Notary Public
Residing at:

370 East 500 South
Salt Lake City, Utah 84111

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