

PROVO LAND TITLE COMPANY  
253 E. 100 S. PROVO, UTAH  
ORDER NO. 3877

SPECIAL WARRANTY DEED

EC: 1.  
D 540-B

KNOW ALL MEN BY THESE PRESENTS:

THAT PHILLIPS PETROLEUM COMPANY, with an office at Bartlesville, Oklahoma, Party of the First Part, in consideration of the sum of TEN Dollars (\$ 10.00 ), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey

unto WILLIAM E. ROBINSON and JO ANN ROBINSON, husband and wife, as joint tenants dba J&B Stables, a proprietorship, of Pleasant Grove, Utah Party of the Second Part, the following described real property and premises, situate in the County of

Utah, State of Utah, to wit: BEGINNING at the Northwest Corner of the Southwest Quarter of Section 28, Township 5 South, Range 2 East, Salt Lake Meridian; thence South 690.56 feet; thence East 141.72 feet to a point on the West right of way line of the State Road (Highway 91), said point being the True Point of Beginning; thence South 69°00' West 247.43 feet; thence South 4°53' East 466.15 feet; thence South 89°36' East 452.00 feet; thence North 41°14' West to a point that is South 41°14' East 217.00 feet and South 48°46' West 176.00 feet from the True Point of Beginning (said line being approximately 357.00 feet in length); thence North 48°46' East 176.00 feet; thence North 41°14' West 217.00 feet to the True Point of Beginning.

RESERVING unto Grantor, its successors and assigns, all oil, gas and other hydrocarbon substances and all minerals in, under and that may be produced from a depth below 500 feet of the surface of the above described real property, but without the right of entry upon the surface thereof.

As part and parcel of this transaction and as a condition of and consideration for the conveyance of the above described premises the use of the same is hereby restricted for a period of twenty-five (25) years commencing upon close of escrow to uses other than for the purpose of storing, selling or otherwise dispensing of automotive fuels, oil and other products ordinarily sold at an automotive service station, and Grantee hereby agrees to conform to this restriction and in the event of violation of the same by Grantee or his successors in interest, title shall revert to the Grantor herein.

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, restrictions, and easements of record.

TO HAVE AND TO HOLD said described premises unto the said Part V of the Second Part. ~~their~~ heirs and assigns, forever.

SIGNED AND DELIVERED this 20<sup>th</sup> day of April, 1972.



James Zeman  
Assistant Secretary

PHILLIPS PETROLEUM COMPANY  
By [Signature]  
Vice President

[Signature]  
WITNESSES:

12811-59

2049-53

12811-59  
2049-53

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6757

FROVO LAND TITLE COMPANY  
255 E. 100 S. FROVO, UTAH  
ORDER NO. 3877

SPECIAL WARRANTY DEED

0340-B

KNOW ALL MEN BY THESE PRESENTS:

THAT PHILLIPS PETROLEUM COMPANY, with an office at Bartlesville, Oklahoma, Party of the First Part, in consideration of the sum of TEN Dollars (\$ 10.00 ), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey

unto WILLIAM E. ROBINSON and JO ANN ROBINSON, husband and wife, as joint tenants dba J&B Stables, a proprietorship, of Pleasant Grove, Utah Party of the Second Part, the following described real property and premises, situate in the County of

Utah, State of Utah, to wit: BEGINNING at the Northwest Corner of the Southwest Quarter of Section 28, Township 5 South, Range 2 East, Salt Lake Meridian; thence South 690.56 feet; thence East 141.72 feet to a point on the West right of way line of the State Road (Highway 91), said point being the True Point of Beginning; thence South 69°00' West 247.43 feet; thence South 4°53' East 466.15 feet; thence South 89°36' East 452.00 feet; thence North 41°14' West to a point that is South 41°14' East 217.00 feet and South 48°46' West 176.00 feet from the True Point of Beginning (said line being approximately 357.00 feet in length); thence North 48°46' East 176.00 feet; thence North 41°14' West 217.00 feet to the True Point of Beginning.

RESERVING unto Grantor, its successors and assigns, all oil, gas and other hydrocarbon substances and all minerals in, under and that may be produced from a depth below 500 feet of the surface of the above described real property, but without the right of entry upon the surface thereof.

As part and parcel of this transaction and as a condition of and consideration for the conveyance of the above described premises the use of the same is hereby restricted for a period of twenty-five (25) years commencing upon close of escrow to uses other than for the purpose of storing, selling or otherwise dispensing of automotive fuels, oil and other products ordinarily sold at an automotive service station, and Grantor hereby agrees to conform to this restriction and in the event of violation of the same by Grantee or his successors in interest, title shall revert to the Grantor herein.

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, restrictions, and easements of record.

TO HAVE AND TO HOLD said described premises unto the said Part Y of the Second Part, ~~their~~ heirs and assigns, forever.

SIGNED AND DELIVERED this 20th day of April, 1972.



[Signature]  
Assistant Secretary

PHILLIPS PETROLEUM COMPANY  
By [Signature]  
Vice President

WITNESSES:  
[Signature]

12811-59  
200-510

3/14/72

4/3/72

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JTC

(TO BE USED IN ALL STATES EXCEPT LOUISIANA)

ACKNOWLEDGMENT

STATE OF OKLAHOMA )  
 ) SS.  
COUNTY OF WASHINGTON)

Before me Margaret Mock, a Notary Public in and for the state and county aforesaid and residing therein, and duly commissioned, sworn and authorized in said state and in said county to take acknowledgments, on this 12<sup>th</sup> day of April, 1972, personally appeared W.D. Morrison and W.C. Zimmerman, whose names as vice president and assistant secretary, respectively, of Phillips Petroleum Company, a corporation, are signed to the foregoing instrument and personally known to me and known to me to be such officers and who being by me duly sworn, did say that they are such officers on behalf of such corporation and that said instrument is executed on behalf of such corporation, that the seal affixed to said instrument is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of such corporation by authority of its Board of Directors and by the authority of the bylaws of said corporation and the authorization of said corporation, and said persons, being informed of the contents of said instrument, duly acknowledged the execution of said instrument as such officers as their free and voluntary acts and deeds and the free and voluntary act and deed of such corporation for the uses, purposes and consideration therein stated and declared that the statements therein contained are true, and I do so certify.

Margaret Mock  
Notary Public  
Bartlesville, Oklahoma

NOTARY PUBLIC  
COUNTY OF WASHINGTON  
STATE OF OKLAHOMA  
My Commission expires January 15, 1974

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FILED IN REGISTER OF  
PUBLIC AND TITLE CO.

1972 MAY 12 AM 9:37

NOTARY PUBLIC  
STATE OF OKLAHOMA  
MARGARET MOCK  
PL S 287 S RZE

BANK OF AM. FORK

Box 909

William J. Fork  
Atty

10:53 AM '72

(TO BE USED IN ALL STATES EXCEPT LOUISIANA)

ACKNOWLEDGMENT

STATE OF OKLAHOMA )  
 ) SS.  
COUNTY OF WASHINGTON)

Before me Margaret Mock, a Notary Public in and for the state and county aforesaid and residing therein, and duly commissioned, sworn and authorized in said state and in said county to take acknowledgments, on this 12<sup>th</sup> day of April, 1972, personally appeared D. G. Morrison and Joe W. Zeman, whose names as vice president and assistant secretary, respectively, of Phillips Petroleum Company, a corporation, are signed to the foregoing instrument and personally known to me and known to me to be such officers and who being by me duly sworn, did say that they are such officers on behalf of such corporation and that said instrument is executed on behalf of such corporation, that the seal affixed to said instrument is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of such corporation by authority of its Board of Directors and by the authority of the bylaws of said corporation and the authorization of said corporation, and said persons, being informed of the contents of said instrument, duly acknowledged the execution of said instrument as such officers as their free and voluntary acts and deeds and the free and voluntary act and deed of such corporation for the uses, purposes and consideration therein stated and declared that the statements therein contained are true; and I do so certify.

Margaret Mock  
Notary Public  
Bartlesville, Oklahoma



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1972 MAY 12 AM 9:27

BANK OF AM. FORK

*1201-919*  
*Chickasaw Bank*  
*Atty*  
*(30)*

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