

Mail TO: GRANTEE 2285432 BOOK 2749 PAGE 184
1388 RICHARDS STREET
SALT LAKE CITY, UTAH SPECIAL WARRANTY DEED

APR 28 1969

Recorded of WESTERN SALT LAKE
Request of HAZEL TAGGART CHASE
Recorder, Salt Lake County, Utah
\$ 3.00 By *Dea G. ...* Deputy
Ref.

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

American National Mortgage Company, Inc., a Utah Corporation of Salt Lake City, Utah Part of the Second Part, the following described real property and premises, situate in the County of Salt Lake, State of Utah, to wit:

Beginning at a point on the North side of McMillan Lane, said point being located West 1627.67 ft. and N 2°-15' E 47.26 ft. from the Southeast corner of Northwest quarter of Section 18, Township 2 South, Range 1 East, Salt Lake Meridian, in the County of Salt Lake, State of Utah; and thence N 2°-15' East 290.973 feet; thence North 88° 43' West 254.143 ft. to a point on the East line of State Street; thence S 2°-15' West 95.00 feet; thence East 164.3 ft., more or less; thence South 2° 15' West 201.67 ft., more or less, to the North line of McMillan Lane; thence East along said North line 90.00 ft., to the point of beginning.

This conveyance is subject to a first refusal option granted to Phillips of even date for a period of ten years which option agreement is hereby incorporated by reference.

As a 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 to uses other than 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.

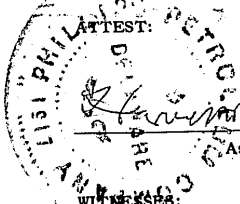
SUBJECT TO:

1. An easement for utilities over and across the Easterly 5 feet of said property as shown upon the recorded plat of Murray Heights and as disclosed by an inspection of said premises.
2. Right of way for a 5 foot open ditch along the West line of said property, as disclosed by an inspection of said premises.
3. Easement for utility lines and poles North and South over said property approximately 50 feet West of the East line.

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 4 of the Second Part. its heirs and assigns, forever.

SIGNED AND DELIVERED this 23 day of April, 1969.

ATTEST:

Harold Thomas
 Assistant Secretary
 WITNESSES:
R. W. Peterson
W. ...

PHILLIPS PETROLEUM COMPANY
 By *John E. ...*
 Vice President

(TO BE USED IN ALL STATES EXCEPT LOUISIANA)

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS.
COUNTY OF WASHINGTON)

Before me ZITA CHERY, 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 23 day of APRIL, 1969, personally appeared JOHN G. E. T. GOOD and HARVEY W. THOMPSON, 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.

Zita Chery

Notary Public
Bartlesville, Oklahoma



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