

19
WHEN RECORDED MAIL TO:
RM PARTNERSHIP
7350 WASATCH BLVD.
SALT LAKE CITY, UTAH 84093

Location No. 12938
Salt Lake City
Salt Lake County
UTAH

5981894
12/08/94 4:10 PM 14.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: B GRAY DEPUTY - WI

SPECIAL WARRANTY DEED

5981894

U.S. Trust Company of California, N.A., trustee of THE SOUTHLAND EMPLOYEES' TRUST, under Trust Agreement dated November 15, 1991, as amended and restated from time to time, the original of which is deposited in the offices of The Southland Corporation, 2711 North Haskell Avenue, Dallas, Texas 75204-2906 ("Grantor"), hereby CONVEYS AND SPECIALLY WARRANTS only as against all claiming by, through or under it, and not otherwise, to RM PARTNERS, a general partnership, with an address at 7350 Wasatch Boulevard, Salt Lake City, Utah 84093 ("Grantee"), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the following described property in the County of Salt Lake, State of Utah (the "Property"):

See Exhibit A, attached hereto and made a part hereof, containing the legal description of the Property.

BEING AND INTENDED TO BE a portion of the same property conveyed to Grantor by deed dated December 31, 1976 and placed of record by the Recorder of Salt Lake County, Utah on May 8, 1978, as Document No. 54226, in Book 4668, at Page 1325.

SUBJECT TO current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record.

SUBJECT FURTHER TO the following restrictions which shall run with the land:

Neither Grantee nor its successors, assigns or legal representatives, lessees or sublessees, shall conduct or permit the conduct on the Property of, and the Property shall never be used for:

- i. a grocery or convenience store selling at retail any food or food products or dairy products for consumption off the Property; or
- ii. the sale of motor fuels and petroleum products.

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IN WITNESS WHEREOF, Grantor has caused this Special
Warranty Deed to be executed by its duly authorized Trustee as
of this 12th day of July, 1994.



THE SOUTHLAND EMPLOYEES' TRUST

By: U.S. Trust Company of
California, N.A., Trustee

By: Bill B. Betz
Bill B. Betz
Vice President

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

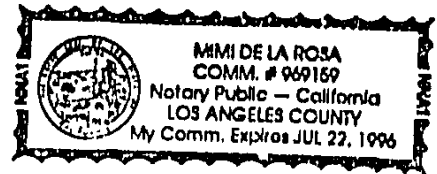
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ON July 12, 1994, before me, Mimi de la Rosa, a
Notary Public in and for said County and State, personally
appeared Bill B. Betz personally known to me to be the person
whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized
capacity, and that by his signature on the instrument the
person, or the entity upon behalf of which the person acted,
executed the instrument.

WITNESS my hand and official seal.

Signature Mimi de la Rosa
Notary Public

(SEAL)



LWRHAL547

BK 7068P60456

EXHIBIT "A"

Beginning at a point on the East right of way line of 1300 East Street, said point being North 999.90 feet and West 441.40 feet from the Southeast Corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89 deg. 31'54" East 117.00 feet; thence South 0 deg. 28'06" West 90.00 feet; thence North 89 deg. 31'54" West 110.00 feet to the East right of way line of 1300 East Street; thence North 3 deg. 58'45" West along said East line 90.27 feet to the point of beginning.

BK 7068PG0457