

WHEN RECORDED MAIL TO:
Murphy Oil USA, Inc.
200 E. Peach Street
El Dorado, AR 71730

FIRST AMERICAN TITLE
NCS-752207

Quit-Claim Deed

STATIONS WEST – SARATOGA LLC, a Delaware limited liability company (formerly an Ohio limited liability company), **Grantor**, of Salt Lake City, Salt Lake County, Utah, hereby **QUIT-CLAIMS** to **MURPHY USA REAL ESTATE LKE #21, LP**, a Delaware limited partnership, **Grantee**, of El Dorado, Union County, Arkansas for the sum of TEN and No/100 DOLLARS (\$10.00) and other good and valuable consideration the following described tract of land in Utah County, State of Utah:

Beginning at the Northwest corner of Lot 8A, Saratoga Town Center Lot 8 Minor Subdivision, (Entry No. 129328:2008, Map No. 12920); said point also being 86.82 feet South 89°38'45" West; and 1.51 feet North 00°21'15" West from the North Quarter Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base & Meridian; and running thence along the North line of said Lot 8A: North 74°40'00" East, 203.68 feet to the Northeast corner of said Lot 8A; and running thence along the East line of said Lot 8A: South 15°20'00" East, 214.71 feet to the Southeast corner of said Lot 8A; and running thence along the South line of said Lot 8A: South 74°40'00" West, 197.38 feet to a point on UDOT property (Entry No. 62976:2010); and running thence along said UDOT property North 63°56'33" West, 25.88 feet a point on the West line of said Lot 8A; and running thence along the West line of said Lot 8A: 133.65 feet along a 5792.65 foot radius curve to the left through a central angle of 1°19'19" (chord bears: North 11°19'21" West, 133.65 feet): thence North 11°59'00" West, 64.39 feet to the point of beginning.

Contains: 1.033 Acres (more or less)

FOR REFERENCE PURPOSES ONLY TAX PARCEL/SERIAL NO.: **66:268-0004**

[Signature page follows]

WITNESS the hand of said grantor(s), this 2nd day of June, 2016

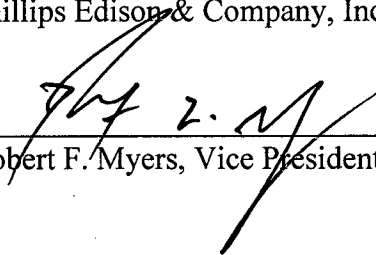
GRANTOR:

STATIONS WEST – SARATOGA LLC

A Delaware limited liability company

By: Phillips Edison Limited Partnership, its Managing Member

By: Phillips Edison & Company, Inc., its General Partner

By: 
Robert F. Myers, Vice President

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

On the 31 day of May, 2016, personally appeared before me, a Notary Public in and for said county and state, Robert F. Myers, Vice President of Phillips Edison & Company, Inc., the General Partner of Phillips Edison Limited Partnership, the Managing Member of Stations West – Saratoga LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC



BARBARA HOOD
Notary Public, State of Ohio
My Commission Expires
August 2, 2018