

WHEN RECORDED RETURN TO:

AutoZone, Inc.
Attn: Teresea Hicks, Dept. 8341
123 S. Front Street
Memphis, TN 38103

ENT 67442:2015 PG 1 of 5
Jeffery Smith
Utah County Recorder
2015 Jul 28 09:46 AM FEE 18.00 BY SS
RECORDED FOR First American Title Insurance
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO
AutoZone Tax Dept. 8088
P. O. Box 2198
Memphis, TN 38101

NCS-690174

Tax Parcel: 66:387:0003

Special Warranty Deed

STATIONS WEST – SARATOGA LLC, an Ohio limited liability company, GRANTOR, of Salt Lake City, Salt Lake County, Utah, hereby CONVEYS and WARRANTS to AUTOZONE PARTS, INC., a Nevada corporation, GRANTEE, for the sum of Ten Dollar (\$10.00) and other good and valuable consideration the following described tract(s) of land in Utah County, State of Utah:

SEE ATTACHED EXHIBIT A

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record (the "Permitted Exceptions"), including, but not limited to those Permitted Exceptions found in Exhibit B attached to and made a part of this Special Warranty Deed, and taxes for the year 2015 and thereafter.

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Grantor has executed this Special Warranty Deed as of July 22 2015

GRANTOR:
STATIONS WEST – SARATOGA, LLC
By: Phillips Edison Limited Partnership,
its Managing Member
By: Phillips Edison & Company, Inc.,
its General Partner

By: [Signature]
Robert F. Myers, President

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

On the 22 day of JULY 2015, personally appeared before me, a Notary Public in and for said county and state, Robert F. Myers, 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.

[Signature]
NOTARY PUBLIC



Cassie Vome
Notary Public, State of Ohio
My Commission Expires 06-18-2019

EXHIBIT A

LEGAL DESCRIPTION

A PART OF LOT 3, SARATOGA TOWN CENTER NO. 2 SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3 SAID POINT BEING LOCATED SOUTH $73^{\circ}15'07''$ WEST 237.99 FEET AND SOUTH $54^{\circ}31'43''$ WEST 129.50 FEET FROM THE CENTERLINE PT MONUMENT IN COMMERCE DRIVE; RUNNING THENCE THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID LOT 3: (1) SOUTH $15^{\circ}15'24''$ EAST 107.89 FEET; (2) SOUTH $08^{\circ}38'55''$ EAST 102.84 FEET; THENCE SOUTH $81^{\circ}21'05''$ WEST 174.24 FEET TO THE WEST BOUNDARY LINE OF SAID LOT 3; THENCE ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A 4459.29 FOOT RADIUS CURVE TO THE LEFT 166.08 FEET, CHORD BEARS NORTH $11^{\circ}05'42''$ WEST 166.07 FEET; (2) NORTH $37^{\circ}56'00''$ EAST 29.69 FEET; (3) NORTH $13^{\circ}44'55''$ WEST 6.37 FEET; (4) NORTH $74^{\circ}39'51''$ EAST 148.93 FEET TO THE POINT OF BEGINNING. CONTAINING 34,740 SQ.FT.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2015 now a lien, not yet due. General property taxes for the year 2014 were paid in the amount of \$ 5,917.87. Tax Parcel No. 66:387:0003.
2. The land is included within the boundaries of Utah County, Saratoga Springs, Utah Valley Dispatch Special Service District, and is subject to charges and assessments made thereby.
3. The terms, conditions and provisions contained in the document entitled "Grant of Easement", executed by and between Holbrook Farms, LC and Utah Lake Distributing Company, Inc., recorded May 9, 2005 as Entry No. 49333:2005 of Official Records.
4. The terms, conditions and provisions contained in the document entitled "Master Development Plan Agreement for Saratoga Springs Towne Centre", executed by and between City of Saratoga Springs and The Phillips Edison Group, LLC, recorded August 2, 2005 as Entry No. 83727:2005 of Official Records.

Amended Master Development Plan Agreement for Saratoga Springs Towne Centre, recorded September 12, 2006 as Entry No. 119581:2006.

First Amendment to Amended Master Development Plan Agreement for Saratoga Springs Towne Centre, recorded September 12, 2006 as Entry No. 130689:2009.

5. Reservation of all oil and gas, mining and mineral rights and other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same as contained in Deed recorded December 12, 1945 as Entry No. 12574:1945, July 27, 1993 as Entry No. 49987, recorded July 27, 1993 as Entry No. 49988:1993, October 26, 1993 as Entry No. 75849:1993 and May 10, 2005 as Entry No. 50581:2005.
6. Declaration of Easements, Covenants, Conditions and Restrictions and Common Area Maintenance Agreement recorded October 6, 2006 as Entry No. 132916:2006 of Official Records.
7. Restrictive Covenant in favor of McDonalds Real Estate Company recorded October 6, 2006 as Entry No. 132918:2006 of Official Records.
8. Utah Department of Transportation Right of Entry and Occupancy Agreement recorded March 26, 2009 as Entry No. 31785:2009 of Official Records.

9. Easement in favor of Utah Department of Transportation recorded July 29, 2010 as Entry No. 62975:2010 of Official Records.
10. Ordinance No. 12-1 (1-2-12) creating the Saratoga Springs Community Development and Renewal Agency recorded May 2, 2012 as Entry No. 36612:2012 of Official Records.
11. Declaration of Easements Covenant, and Restrictions recorded May 3, 2012 as Entry No. 36869:2012 of Official Records.
12. Easements, notes and restrictions as shown on the plat for Saratoga Town Center No. 2, recorded April 10, 2013 as Entry No. 34884:2013.
13. Reciprocal Easement Agreement recorded April 19, 2013 as Entry No. 37945:2013 of Official Records.
14. The State Construction Registry discloses the following Preliminary Notice(s): (Within the last 12 months)

Entry # 4417517, filed June 29, 2015 by Wadman Corporation