

EXHIBIT "A"

Warranty Deed
(Corporation)

Utah County

Tax ID No. 40:442:001
PIN No. 9994
Project No. F-0089(276)345
Parcel No. 0089:140B

Superior Lube, Inc., a Colorado Corporation Grantor(s), hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing US Highway 89 known as Project No. F-0089(276)345, being part of an entire tract of property, situate in Lot 1, Grove Pointe Subdivision, Plat "A", according to the official plat thereof, recorded August 12, 2011, as Entry No. 57247:2011, in the office of the Utah County Recorder, in the NW1/4 SW1/4 of Section 19, T.5S., R.2E., S.L.B.&M in Utah County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said Lot 1 in the southwesterly right of way line of US-89 (State Street), said corner is also 67.13 feet perpendicularly distant southwesterly from the US-89 (State Street) Control Line opposite approximate engineer station 879+42.00; and running thence S.04°08'56"W. 5.51 feet along the easterly boundary line of said entire tract to a point 72.50 feet perpendicularly distant southwesterly from said control line; thence N.73°17'48"W. 45.77 feet along a line parallel with said control line to a point opposite engineer station 879+86.57; thence N.63°54'04"W. 17.52 feet to a point 69.64 feet perpendicularly distant southwesterly from said control line opposite engineer station 880+03.86; thence N.71°59'41"W. 72.16 feet to a point 68.00 feet perpendicularly distant southwesterly from said control line opposite engineer station 880+76.00; thence S.56°34'09"W. 35.56 feet to a point 55.50 feet perpendicularly distant easterly from the 2000 West Street Control Line opposite engineer station 35+66.75; thence S.05°18'06"W. 21.38 feet to a point on the easterly right of way line of 2000 West Street, said point is also 53.45 feet perpendicularly distant easterly from the 2000 West Street Control Line opposite engineer station 35+45.46; thence N.00°24'13"W. 34.55 feet along said easterly right of way line to a point in the southwesterly right of way line of US-89 (State Street); thence along said southwesterly right of way line the following two (2) courses: (1) N.48°23'06"E. 18.93 feet; thence (2) S.73°17'48"E. 152.79 feet to the point of beginning as shown on the official map of said project on file in

PIN No. 9994
Project No. F-0089(276)345
Parcel No. 0089:140B

the office of the Utah Department of Transportation. The above described parcel of land contains 853 square feet or 0.020 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'15" clockwise to obtain highway bearings.)

STATE OF _____)
) ss.
)
COUNTY OF _____)

Superior Lube, Inc.
Corporation

By _____

On this ____ day of _____, in the year 20____, before me personally appeared, _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of Superior Lube, Inc., a Colorado Corporation and that said document was signed by him/her on behalf of said Superior Lube, Inc. by Authority of its _____.

Notary Public

Public Utility Easement

(Corporation)

Utah County

Tax ID No. 40:442:0001

PIN No. 9994

Project No. F-0089(276)345

Parcel No. 0089:140B:PUE

Superior Lube, Inc., a Colorado Corporation Grantor(s), hereby DEDICATES a Public Utility Easement (the "Easement") described below for the use and installation of public utility facilities as provided in Utah Code Section 54-3-27 (the "PUE Statute"). The Easement is non-exclusive and may be used by all public utilities according to the terms of the PUE Statute.

A public utility easement (P.U.E.), upon part of an entire tract of property, in Lot 1 of Grove Pointe Plat "A", a subdivision recorded as Entry No. 57247:2011 in the Utah County Recorder's Office, in the NW1/4 SW1/4 of Section 19, T.5S., R.2E., S.L.B.&M. The boundaries of said easement which is part of said entire tract of land are described as follows:

Beginning at a point in the existing southerly P.U.E. line, which point is 141.63 feet N.73°17'48"W. along the lot line and 10.00 feet S.16°42'12"W. from the Northeast corner of said Lot 1, said point is also 77.13 feet perpendicularly distant southerly from the control line of said project opposite approximate engineer station 880+83.62; and running thence S.73°17'48"E. 30.44 feet along said existing southerly P.U.E. line; thence S.49°35'28"W. 1.64 feet; thence N.71°59'41"W. 30.13 feet to a point 77.82 feet perpendicularly distant southerly from said control line opposite engineer station 880+84.20; thence N.56°34'09"E. 0.90 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described part of an entire tract of land contains 32 square feet or 0.001 acre in area, more or less.

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PIN No. 9994
Project No. F-0089(276)345
Parcel No. 0089:140B:PUE

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Superior Lube, Inc.
Corporation

By _____

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_____, whose identity is personally known to me (or proven on
the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the
_____ of Superior Lube, Inc., a Colorado Corporation and
that said document was signed by him/her on behalf of said Superior Lube, Inc. by Authority of its
_____.

Notary Public

Public Utility Easement

(Corporation)

Utah County

Tax ID No. 40:442:0001

PIN No. 9994

Project No. F-0089(276)345

Parcel No. 0089:140B:2PUE

Superior Lube, Inc., a Colorado Corporation Grantor(s), hereby DEDICATES a Public Utility Easement (the "Easement") described below for the use and installation of public utility facilities as provided in Utah Code Section 54-3-27 (the "PUE Statute"). The Easement is non-exclusive and may be used by all public utilities according to the terms of the PUE Statute.

A public utility easement (P.U.E.), upon part of an entire tract of property, situate in Lot 1, Grove Pointe Subdivision, Plat "A", according to the official plat thereof, recorded August 12, 2011, as Entry No. 57247:2011, in the office of the Utah County Recorder, in the NW1/4 SW1/4 of Section 19, T.5S., R.2E., S.L.B.&M in Utah County, Utah. The boundaries of said easement are described as follows:

Beginning at a point in the easterly boundary line of said entire tract 10.24 feet S.04°08'56"W. from the Northeast corner of said Lot 1, said point is also approximately 77.13 feet perpendicularly distant southwesterly from the US-89 (State Street) Control Line opposite approximate engineer station 879+39.77; and running thence S.04°08'56"W. 5.51 feet along said easterly boundary line; thence N.73°17'48"W. 48.82 feet; thence N.63°54'04"W. 17.64 feet; thence N.71°59'41"W. 41.41 feet to a point 78.68 feet perpendicularly distant southwesterly from said control line opposite engineer station 880+46.19; thence N.39°35'09"W. 2.80 feet; thence S.73°17'48"E. 108.75 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement contains 413 square feet or 0.010 acre in area, more or less.

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Superior Lube, Inc.
Corporation

By _____

On this ____ day of _____, in the year 20____, before me personally appeared,
_____, whose identity is personally known to me (or proven on
the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the
_____ of Superior Lube, Inc., a Colorado Corporation and
that said document was signed by him/her on behalf of said Superior Lube, Inc. by Authority of its
_____.

Notary Public