

Send Tax Notices to:
Combos Convenience Store, Inc.
833 North Main Street
Spanish Fork, UT 84660

ENT 100104:2007 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Jul 11 12:29 pm FEE 12.00 BY ML
RECORDED FOR PRO-TITLE AND ESCROW, INC.
ELECTRONICALLY RECORDED

CORPORATE WARRANTY DEED

PTE -23847-T

JLT Enterprises, Inc.

a corporation organized and existing under the laws of the State of Utah, with its principal office at , Grantor,
hereby CONVEYS AND WARRANTS to

Stores

Combos Convenience ~~Store~~, Inc.

Grantee, County of Utah, State of Utah, for the sum of

- TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS -

the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL
PROPERTY TAXES FOR 2007 AND THEREAFTER.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly
authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held
and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly
authorized officers this day, June 28, 2007.

Signed in the presence of

JLT Enterprises, Inc.



By: Joe L. Thomas,
President

STATE OF UTAH)

) §.

County of Utah)

On this ^{10th} ~~28th~~ day of ^{July} ~~June~~, 2007 personally appeared before me Joe L. Thomas, who being by me duly sworn did
say, each for himself, that he is the President of JLT Enterprises, Inc., the corporation that executed the
foregoing instrument by authority of a resolution of its Board of Directors and the said Joe L. Thomas
acknowledged to me that said corporation executed the same.

Notary Public

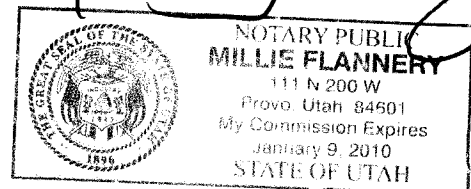
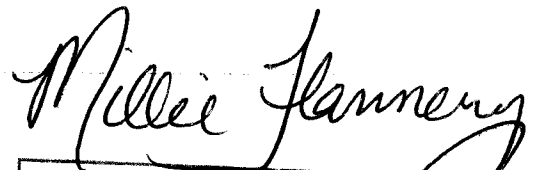


Exhibit "A"

Parcel 1: Commencing at the Southeast Corner of Block 135, Plat "A", SPANISH FORK CITY SURVEY; thence West 198.00 feet; thence North 168.00 feet; thence West 56.00 feet; thence North 30.00 feet; thence East 56.00 feet; thence North 28.00 feet; thence East 74.00 feet; thence South 10.00 feet; thence East 124.00 feet; thence South 216.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the land described in that certain Warranty Deed dated August 27, 2002 and recorded September 24, 2002 as Entry No. 111652:2002 in the office of the Utah County Recorder.

Parcel 2: A non-exclusive easement for ingress and egress as described in that certain Quit-Claim Deed dated July 9, 2002 and recorded July 18, 2002 as Entry No. 81294:2002 in the office of the Utah County Recorder.