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05/12/99 11:52 AM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: R JORDAN DEPUTY - WI

WHEN RECORDED, MAIL TO:
Blackcomb Partnership
675 East 2100 South #150
Salt Lake City, UT 84106

Space Above for Recorder's Use

Warranty Deed
(Special)

7-Eleven, Inc., formerly known as
THE SOUTHLAND CORPORATION, a Texas corporation, with its permanent address at City
Place Center East, 2711 North Haskell Avenue, Dallas, TX 75204-2906, grantor,

hereby CONVEYS and SPECIALLY WARRANTS against all claiming by, through or under said
grantor

BLACKCOMB PARTNERSHIP, a Utah general partnership, with its permanent address at 675
East 2100 South #150, Salt Lake City, UT 84106, grantee,

for the sum of TEN & NO/100 DOLLARS (\$10.00) AND OTHER VALUABLE
CONSIDERATION

the following described tract of land in Salt Lake County, State of Utah, (the "Property") to wit:

See Legal Description attached hereto as Exhibit "A" for a more particular description
of the Property.


SUBJECT TO current taxes and assessments not 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; and any encroachments.

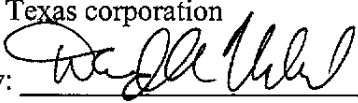
SUBJECT FURTHER TO the following restrictions which shall run with the land:

(i) 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, a grocery or convenience store selling at retail any food or food
products, dairy products, beer, wine or other alcoholic beverages for consumption off the
Property; or

(ii) the sale of motor fuels and petroleum products.

WITNESS the hand of said grantor, as of this 6th day of April, 1999.

Attest: 
J. Donald Stevenson, Jr.
Assistant Secretary

THE SOUTHLAND CORPORATION,
a Texas corporation
By: 
Name: DAVID A. URBEL
Title: VICE PRESIDENT

BK8276PG7196

ACKNOWLEDGMENT

STATE OF TEXAS

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§
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COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, on this day personally appeared DAVID A. URBE and J. Donald Stevenson, Jr., a _____ Vice President and an Assistant Secretary, respectively, of THE SOUTHLAND CORPORATION, a Texas corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said corporation, and that they executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of April, 1999.

Kelly Callahan
NOTARY PUBLIC

My commission expires: 8/10/02

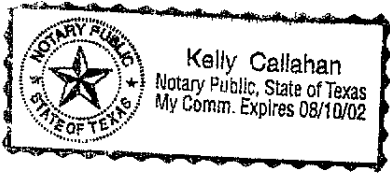


Exhibit "A"

Legal Description

All that tract or parcel of land located in Salt Lake County, Utah, and more particularly described as follows:

Beginning at a point which is South 0 deg. 03'25" East 193.00 feet and North 89 deg. 53'45" East 53.00 feet from the Northwest corner of the Northwest quarter of the Southeast quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0 deg. 03'25" West 79.53 feet; thence North 44 deg. 55'10" East 57.252 feet; thence North 89 deg. 53'45" East 119.53 feet; thence South 0 deg. 03'25" East 120.00 feet; thence South 89 deg. 53'45" West 160.00 feet to the point of beginning.

LESS AND EXCEPTING a parcel of land for the widening of Redwood Road, known as Project No. 0068, being part of an entire tract of property, situate in the Northwest quarter of the Southeast quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian, as disclosed in that certain Warranty Deed recorded March 18, 1997, as Entry 6595941, in Book 7620, at Page 2798, the boundaries of said parcel are described as follows:

Beginning at the Southwest corner of said entire tract, which point is 58.827 meters South 00 deg. 03'25" East and 16.154 meters North 89 deg. 53'45" East from the Northwest corner of the Northwest quarter of the Southeast quarter of said Section 3; thence North 89 deg. 53'45" East 7.446 meters along the Southerly boundary line of said entire tract to a point 23.600 meters perpendicularly distant Easterly from the centerline of said project; thence North 00 deg. 03'25" West 23.105 meters along a line parallel to said center line to a point opposite Engineer Station 0+771.814; thence North 45 deg. 02'49" East 16.643 meters; thence North 89 deg. 49'10" East 29.531 meters to the Easterly boundary line of said entire tract; thence North 00 deg. 03'25" West 1.693 meters along said Easterly boundary line to the Northeast corner of said entire tract; thence South 89 deg. 53'45" West 36.433 meters along the Northerly boundary line to a Northwest corner of said entire tract at point 16.258 meters perpendicularly distant Southerly from the centerline of the 90th South Street of said project; thence South 44 deg. 55'10" West 17.450 meters along the Northwesterly boundary line to a Northwest corner of said entire tract; thence South 00 deg. 03'25" East 24.241 meters along the Westerly boundary line of said entire tract 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.

Property Address:

9015 SOUTH REDWOOD ROAD
WEST JORDAN UTAH 84088

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