

10859528
12/15/2009 2:33:00 PM \$17.00
Book - 9788 Pg - 7747-7748
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 2 P.

When recorded mail to Steven F. Heil
Corporate Real Estate Manager
P.O. Box 30825 Salt Lake City
Utah 84130-0825
NCS-40638-71
Parcel Number: 16-17-456-029-0000

GENERAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Sinclair Companies, a Wyoming Corporation, f/k/a Sinclair Oil Corporation, a Wyoming corporation, ("Grantor"), hereby conveys, assigns, transfers, and delivers, with WARRANTY COVENANTS, to Sinclair Marketing Inc., a Wyoming corporation ("Grantee") the real property described on Exhibit A attached hereto together with all improvements, fixtures, easements, rights of way, water rights, mineral rights, and all other rights and privileges appurtenant thereto ("Premises"); to wit: Grantor hereby covenants with Grantee and its successors ("successor(s)") for purposes of this Agreement is defined as a successor in interest that is a subsidiary, parent, brother, sister, or other closely related entity to Grantee), that Grantor is lawfully seized in fee simple of the Premises; that it has a good right to convey; and that Grantor will forever warrant and defend all of the property so granted to Grantee and its successors, against every person lawfully claiming the same or any part thereof.

These WARRANTY COVENANTS are subject to all recorded or unrecorded easements, covenants and restrictions, roads or highways, conditions, rights of way and governmental or regulatory restrictions, questions of survey; all special taxes or special assessments, levied or assessed, and all installments of special taxes or special assessments, not due and payable as of the date hereof.

WITNESS the hand and seal of said Grantor this 7th day of December 2009.

Grantor
The Sinclair Companies, a Wyoming corporation

By Stephen E. Holding
Stephen E. Holding
Its: President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 7 day of December, 2009, personally appeared before me Stephen E. Holding who, being duly sworn, did say that he is the President of the Sinclair Companies, a Wyoming corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its board of directors and said Stephen E. Holding acknowledged to me that said corporation duly executed the same.

Trudy G. Case
NOTARY PUBLIC

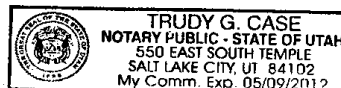


Exhibit A

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 19, BLOCK 1, 5-ACRE PLAT A, BIG FIELD SURVEY AND RUNNING THENCE SOUTH 00°04'07" WEST 27.06 FEET ALONG THE WESTERLY LINE OF ELEVENTH EAST STREET; THENCE WEST 90.88 FEET; THENCE NORTH 00°00'20" WEST 19.19 FEET; THENCE SOUTH 89°25'18" WEST 44.99 FEET TO THE EASTERLY LINE OF A 14.75 FOOT WIDE RIGHT-OF-WAY; THENCE NORTH 05°04'09" EAST 83.02 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF HOLLYWOOD AVENUE; THENCE SOUTH 89°55'18" EAST 128.65 FEET ALONG SAID SOUTHERLY LINE TO SAID WESTERLY LINE OF ELEVENTH EAST STREET; THENCE SOUTH 00°04'07" WEST 74.19 FEET ALONG SAID WESTERLY LINE OF ELEVENTH EAST STREET TO THE POINT OF BEGINNING.

PARCEL 2:

A RIGHT-OF-WAY OVER THE 14.75 FOOT BY 85.459 FOOT RIGHT-OF-WAY ADJOINING ON THE WEST, GOING NORTH TO HOLLYWOOD AVENUE AS DISCLOSED BY QUIT CLAIM DEED RECORDED OCTOBER 26, 2005, AS ENTRY NO. 9534297 IN BOOK 9208, PAGES 3014-3016 OF OFFICIAL RECORDS.