

When Recorded Return to:
National Commercial Properties
766 Parkway Drive
North Salt Lake, Utah 84054

11783180
12/31/2013 11:10:00 AM \$12.00
Book - 10202 Pg - 6844-6845
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

Little America Hotel Company, a Wyoming corporation, ("Grantor"), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, all for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described land to National Commercial Properties, LLC ("Grantee") together with all improvements and all other rights appurtenant thereto, subject to all restrictions, recorded easements, roads and highways, questions of survey; general taxes for the year 2013 and subsequent years; 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.

Real property and improvements commonly known as 1080 North Victory Road, Salt Lake City, Utah 84103 as more fully described on Exhibit A attached hereto.

No part of the Property shall be used by Grantee or any other Grantee or party, including future Grantees, successors, assigns, and leasees, directly or indirectly for a petroleum station, gasoline station, or for the purpose of conducting or carrying on the business of selling, offering for sale, storage, handling, distributing, or dealing in petroleum, gasoline, motor vehicle fuel, diesel fuel, kerosene, benzol, and naphtha or for any residential purposes. This restriction shall run with the land.

WITNESS the hand of said Grantor, this 11 day of December, 2013.

Little America Hotel Company, a Wyoming corporation

By [Signature]
Its CEO

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 11 day of Dec., 2013, personally appeared before me Bruce T. Ferry who, being duly sworn, did say that he is the CEO of Little America Hotel Company, a Wyoming corporation, and said Bruce T. Ferry acknowledged to me that said corporation duly executed the same.

[Signature]
NOTARY PUBLIC
My commission expires: 8-3-2015

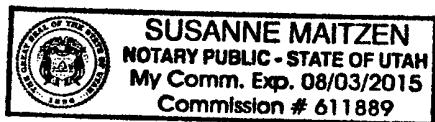


EXHIBIT 'A'

**Beginning 435.3 feet North from the center of Section 25, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North 651.3 feet; thence North 50° West 115.5 feet more or less; thence South 63°56' West 324.1 feet more or less to Premium Oil Co., et al tract; the South 19°4' West 177.7 feet more or less to the relocated Easterly line of Victory Road; thence along the Easterly line of Victory Road the following 4 courses; South 49°42' East 94.0 feet more or less; thence South 43°59' East 200.0 feet; thence South 41°50' East 133.0 feet; thence Southeasterly along a 2,939.9 foot radius curve to the right 127.6 feet more or less to the point of beginning.
A.P.N. 08-25-126-014-0000**