

2703994

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT PHILLIPS PETROLEUM COMPANY

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey

unto INTERMOUNTAIN HOLDING COMPANY of SALT LAKE CITY, UTAH,

Grantee, the following real property and premises, situate in the County of

Salt Lake, State of Utah, to wit:

McGHIE LAND TITLE COMPANY
137698

As per Schedule "A", attached hereto and made a part hereof.

This deed is subject to a restriction against use of the above described property for sale of petroleum products or for carrying on the business of a retail gasoline service station for a period of ten (10) years from the date hereof.

Further, all oil, gas and other minerals are reserved to the Grantor,

Recorded at Request of _____
at 354.00 m Fee Paid \$ 4.70 _____
Salt Lake County, Utah, By [Signature] _____
McGHIE LAND TITLE COMPANY
KATIE L. DIXON, Recorder, APR 30 1975
Dept. Date _____

together with all improvements thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee, _____ to successors, heirs and assigns forever.

SIGNED AND DELIVERED this 11th day of April, 1975.

PHILLIPS PETROLEUM COMPANY

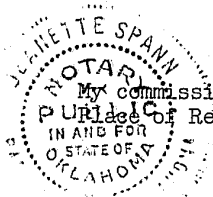
By [Signature]
Attorney-in-Fact

STATE OF OKLAHOMA)
COUNTY OF WASHINGTON)

On the 11th day of April, 1976, personally appeared before me Perry J. Dickey, who being by me duly sworn did say that he is the Attorney-in-Fact of PHILLIPS PETROLEUM COMPANY, a corporation, and that said instrument was signed on behalf of Phillips Petroleum Company by authority of a resolution of its Board of Directors and said Perry J. Dickey acknowledged to me that he as such Attorney-in-Fact executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jeanette Spann
Notary Public in and for
Washington County, Oklahoma



My commission expires: October 31 1978
Place of Residence: Antlersville, Okla.

SCHEDULE "A"

PARCEL I: BEGINNING on an existing State Right of Way Marker on the newly established North line of 9000 South Street and the East line of 240 West Street (Frontage Road), said point being more specifically described as South $89^{\circ} 53'$ West 2,269.79 feet and North $0^{\circ} 07'$ West 75.00 feet from an existing monument in the intersection of 9000 South and State Streets; said point also being North 163.701 feet and East 465.751 feet from the Center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North $89^{\circ} 53'$ East along the aforesaid North line of 9000 South Street 250.00 feet; thence North $0^{\circ} 07'$ West 120.00 feet; thence South $89^{\circ} 53'$ West 264.54 feet, more or less, to the aforesaid East line of 240 West Street (Frontage Road); thence along a 766.20 foot radius curve to the right 120.97 feet, more or less, to the point of beginning.

Together with an easement for purposes of ingress and egress over the following described property: Beginning at a point on the South Right-of-Way line of 9000 South Street; said point being located South $89^{\circ} 53'$ West 2019.79 feet and North $0^{\circ} 07'$ West 75.00 feet from an existing monument in the intersection of 9000 South and State Streets and running thence North $0^{\circ} 07'$ West 32.00 feet; thence South $34^{\circ} 23' 30''$ East 38.83 feet to a point on the South Right-of-Way line of 9000 South Street; thence South $89^{\circ} 53'$ West 22.00 feet along said South line to the point of beginning.

PARCEL II: BEGINNING on an existing State Right of Way Marker on the newly established North line of 9000 South Street and the East line of 240 West Street (Frontage Road), said point being more specifically described as South $89^{\circ} 53'$ West 2,269.79 feet and North $0^{\circ} 07'$ West 75.00 feet from an existing monument in the intersection of 9000 South and State Streets; said point also being North 163.701 feet and East 465.751 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and thence along the following courses and distances; North $89^{\circ} 53'$ East 250.00 feet and North $0^{\circ} 07'$ West 200.00 feet to the true point of beginning; thence South $89^{\circ} 53'$ West 284.37 feet deduced (282.80 actual), more or less, to a point on the East line of 240 West Street (Frontage Road); thence along a 766.20 foot radius curve to the right 82.64 feet, more or less, thence North $89^{\circ} 53'$ East 264.54 feet, more or less, thence North $0^{\circ} 07'$ West 80.00 feet to the true point of beginning.

Situate in Salt Lake County, State of Utah.