

After recording, return to:
Smith's Food & Drug Centers, Inc.
1550 South Redwood Road
Salt Lake City, Utah 84104
File No.: 980001387

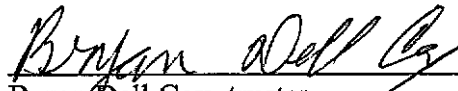
ENT 66182 BK 5111 PG 771
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Jun 04 12:25 pm FEE 20.00 BY AK
RECORDED FOR TITLE WEST TITLE CO

QUIT CLAIM DEED

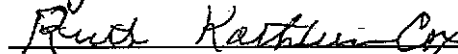
BRYAN DELL COX and RUTH KATHLEEN COX as Co-trustees of the Bryan Dell Cox Family Living Trust, Grantors, of Provo, County of Utah, State of Utah, hereby QUIT CLAIM to SMITH'S FOOD & DRUG CENTERS, INC., a Delaware corporation, Grantee, of Provo, County of Utah, State of Utah, for the sum of TEN DOLLARS the following described tract of land in Utah County, State of Utah, to wit:

Refer to Exhibit "A" attached hereto and by this reference made a part hereof.

Witness the hand of said Grantor, this 24th day of May, 1999.




Bryan Dell Cox, trustee



Ruth Kathleen Cox, trustee

STATE OF UTAH }
 } : ss.
COUNTY OF UTAH }

On the 24th day of May, 1999, personally appeared before me BRYAN DELL COX and RUTH KATHLEEN COX as Co-trustees of the Bryan Dell Cox Family Living Trust, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



Notary Public

My Commission Expires: 5/18/2001

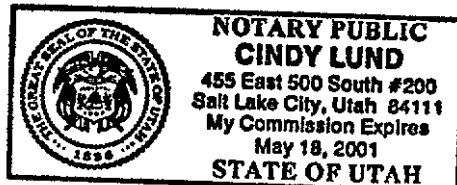


EXHIBIT "A"**Parcel 1:**

Commencing 1122 feet South and South 89° East 229.60 feet and South 10' East 421.75 feet from the West quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 10' East 197.88 feet; thence North 89° 31' West 128.15 feet; thence North 1° East 110 feet; thence West 65 feet; thence North 90 feet; thence South 89° East 190.29 feet to the point of beginning.

Less and excepting therefrom the following described parcel:

Beginning at a point on the North line of Center Street, Provo, Utah, which beginning point is South 1739.09 feet and East 56.69 (based upon the Utah State Plane Coordinate System Central Zone, Bearings of Section lines) from the West quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 0° 06' 39" West along the line of a cement block wall and wooden fence 106.07 feet to a fence corner; thence South 89° 13' 08" East along the line of a wooden fence 65.43 feet; thence South 0° 13' 18" East along the line of a wooden fence and a cement block wall 105.14 feet to the North line of said West Center Street, Provo; thence South 89° 58' West along the said street line 65.62 feet to the point of beginning.

Parcel 2:

Beginning at a point on the North line of Center Street, Provo, Utah, which beginning point is South 1739.09 feet and East 56.69 feet (based upon the Utah State Plane Coordinate System, central Zone, Bearings of Section lines) from the West quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 0° 06' 39" West along the line of a cement block wall and wooden fence 106.07 feet to a fence corner; thence South 89° 13' 08" East along the line of a wooden fence 65.43 feet; thence South 0° 13' 18" East along the line of a wooden fence and a cement block wall 105.14 feet to the North line of said West Center Street, Provo; thence South 89° 58' West along the said street line 65.62 feet to the point of beginning.

Parcel 3:

Commencing 1122 feet South and South 89° East 172.81 feet and South 26' West 218.24 feet from the West quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 89° East 58.30 feet; thence South 10' East 207.01 feet; thence North 89° West 290.29 feet; thence North 26' East 69.11 feet; thence South 89° East 227.44 feet; thence North 26' East 138 feet more or less to the beginning.

Less that portion lying within Cox's Corner, Commercial Planned Unit Development, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Also less and excepting that portion lying within the boundaries of Geneva Road.

Parcel 4:

Commencing 1122 feet South and South 89° East 229.60 feet from the West quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 89° 31' East 74.14 feet; thence South 10' West 619 feet; thence North 89° 31' West 74.14 feet; thence North 10' West 619.63 feet to beginning.

Less that portion lying within Cox's Corner, Commercial Planned Unit Development, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Parcel 5:

Commencing South 0°30'29" East 1336.28 feet from the West ¼ corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°30'57" East 229.09 feet; thence South 00°26'34" East 200.73 feet; thence South 89°48'44" West 286.45 feet; thence North 00°07'10" West 204.07 feet; thence South 89°30'57" East 56.24 feet to the point of beginning.

Also known as Cox's Corner, a Commercial Planned Unit Development, recorded in the County Recorder of Utah County, Utah, as Entry No. 70425 and Map Filing No. 7233, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Perimeter Description

A part of the Southwest Quarter of Section 2 and the Southeast Quarter of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Provo City, Utah County, Utah:

Beginning at a point on the South Boundary of a Provo City Park being 1336.75 feet South 0°30'29" East along the Section Line from the West Quarter Corner of said Section 2; and running thence along said Park boundary the following three courses: South 89°30'29" East 230.06 feet; North 0°40'29" West 212.79 feet; and South 89°00'00" East 656.13 feet to the West Boundary of West Park Subdivision as it exists on the ground; thence South 0°16'32" East 600.23 feet along said Subdivision Boundary as it exists on the ground to the North Line of Center Street as it exists at a 33.00 foot half-width; thence South 89°53'30" West 843.58 feet along said North Line of Center Street to a point on the East Line of the Rupper Investment Deed; thence North 0°29'31" East 197.09 feet along the East Line of said Deed to the Northeast corner thereof; thence North 89°30'29" West 100.40 feet along the North Line of said Rupper Investment Deed to the East Line of Geneva Road; thence North 0°07'10" West 205.01 feet along said East Line of Geneva Road to the Southwest Corner of a Provo City Park; thence South 89°30'29" East 56.25 feet along the South Boundary of said City Park to the point of beginning.

(Commitment – 1st Amended and Perimeter)