When recorded return to: Adele Lucas Wal-Mart Stores, Inc. 2001 S.E. 10th Street Bentonville, AR 72712-6489

SPECIAL WARRANTY DEED

Brignor Development Corp., a Utah corporation, of South 700 East, Sandy, Utah 84070 Grantor, hereby conveys and warrants against the acts of Grantor only to Wal-Mart Stores, Inc., a Delaware corporation, of 2001 S.E. 10th Street, Bentonville, Arkansas 72712-6489, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject to covenants, conditions and restrictions of record.

)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day of January, 2000.

Brignor Development Corp., a Utah

State of Utah

: SS County of

The foregoing instrument was acknowledged before me this 19 May of January 2000, by Kichan C. Youra, the President of the Brignor Development Corp., a Utah corporation, on behalf of the corporation.

> Notary Public Residing in:

My Commission Expires: 5/14/2000

STATE of UTAH **COMM. EXP. 5-14-2000**

TEH:seb 334297.01 01/11/00

BK 8337PG819

SCHEDULE A

A PIECE PARCEL OR TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES THE FOLLOWING TWO COURSES AND DISTANCES FROM THE NORTH QUARTER CORNER OF SAID SECTION; SOUTH 89°41'23" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24 FOR A DISTANCE OF 546.73 FEET TO A POINT WHICH LIES ON THE WESTERLY RIGHT-OF-WAY LINE OF THE JORDAN GATEWAY ROAD; SOUTH 0°17'51" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1166.78 FEET TO THE TRUE POINT OF BEGINNING. THENCE FROM THE TRUE POINT OF BEGINNING CONTINUING SOUTH 0°17'51" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 153.00 FEET; THENCE NORTH 89°38'06" WEST FOR A DISTANCE OF 350.85 FEET; THENCE NORTH 0°45'00" EAST FOR A DISTANCE OF 13.03 FEET; THENCE NORTH 0°23'08" EAST FOR A DISTANCE OF 139.56 FEET; THENCE SOUTH 89°42'09" EAST FOR A DISTANCE OF 350.53 FEET TO THE TRUE POINT OF BEGINNING.