

SPECIAL WARRANTY DEED

5995292

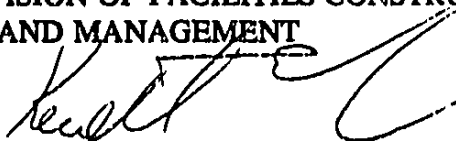
The STATE OF UTAH, by and through the DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a division of the Department of Administrative Services, with its principal office at Salt Lake City, County of Salt Lake, State of Utah, Grantor, does hereby GRANT AND CONVEY with special warranty of title unto SINCLAIR OIL CORPORATION, a Wyoming corporation, Grantee, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following parcel or parcels of land situated in Salt Lake City, Salt Lake County, State of Utah and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART
HEREOF.**

This conveyance is made subject to reservations, easements, restrictions, rights of way, and encumbrances currently of record, and those enforceable in law and equity and without warranty or covenants with respect to those matters which an inspection of the property or an accurate survey thereof may disclose.

IN WITNESS WHEREOF, the STATE OF UTAH, by and through the Division of Facilities Construction and Management, a division of the Department of Administrative Services, has caused this instrument to be executed this 29th day of December, 1994.

STATE OF UTAH
DIVISION OF FACILITIES CONSTRUCTION
AND MANAGEMENT



Kenneth E. Nye, CPA
Assistant Director

BK 7080PE0988

DIS8373

Warranty Deed
Sinclair Oil/State of Utah

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

On this 29th day of December 1994, personally appeared before me Kenneth E. Nye who, being duly sworn, did say that he is the Assistant Director of the Utah Division of Facilities Construction and Management, State of Utah, and that the foregoing instrument was signed on behalf of said agency by statutory authority, and that the aforesaid agency executed the same.

My Commission Expires:
9-29-97

Wendy Groen
NOTARY PUBLIC

Residing at: Salt Lake City, Utah

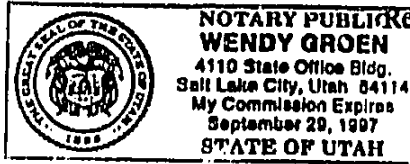


EXHIBIT "A"
PROPERTY DESCRIPTION

That certain parcel of real property situated in Salt Lake County, State of Utah and more particularly described as follows:

PARCEL 6

BEGINNING 84.5 feet South of the Northwest Corner of Lot 4, Block 39, Plat "A", Salt Lake City Survey, and running thence South 40.5 feet; thence East 165 feet; thence North 40.5 feet; thence West 165 feet to the BEGINNING.

PARCEL 7

BEGINNING 25 feet North of the Southwest Corner of Lot 4, Block 39, Plat "A", Salt Lake City Survey, thence North 15 feet; thence East 82.5, thence South 15 feet; thence West 82.5 feet to BEGINNING.

PARCEL 9

BEGINNING 41.25 feet North of the Southeast Corner of Lot 4, Block 39, Plat "A", Salt Lake City Survey, thence North 41.25 feet; thence West 165 feet; thence South 41.25 feet; thence East 165 feet to the place of BEGINNING.

5996292
12/30/94 4:32 PM**NO FEE**
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: D KILPACK ,DEPUTY - WI

BK 7080 Pg 0990