

WHEN RECORDED, RETURN TO:
MR. EDWARD M. BOWN
ATTORNEY AT LAW
616 KEARNS BUILDING
SLC, UTAH 84101
TIA: 26876-B

Recorded SEP 20 1974 408
Request of Edward M. Bown
Fee Paid JERADIAN MARTIN
Recorder, Salt Lake County, Utah
\$ 340 By MO Deputy
Ref. _____

WARRANTY DEED

2652708

CHEVRON OIL COMPANY, a California corporation, Grantor, hereby conveys and warrants to CALDER BROTHERS COMPANY, Grantee, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the following described tract of land located in the City of Midvale, County of Salt Lake, State of Utah:

Beginning at a point on the south line of Sugar Street (7200 South) 7.2 rods west and 80 rods north from the center of Section 25, Township 2 South, Range 1 West, S.L.B. & M., and running thence east 140 feet along the south line of Sugar Street; thence south 182 feet; thence east 188 feet more or less to the west line of Cottonwood Street; thence south along the west line of Cottonwood Street 192.56 feet; thence west 333.95 feet; thence north 386.29 feet to the place of beginning:

Subject to an easement for ingress and egress over and across a parcel of land described as follows:

Commencing at the southeast corner of the first above described tract of land and running thence north along the west line of Cottonwood Street a distance of 50 feet; thence west 175 feet; thence south 50 feet; thence east 175 feet to the place of beginning.

Grantor hereby reserves an easement, for the purpose of maintaining an advertising sign, over and upon the following described property located in the County of Salt Lake, State of Utah:

Beginning at a point on the South line of Sugar Street (7200 South) 7.2 rods West and 80 rods North from the center of Section 25, Township 2 South, Range 1 West, S.L.B. & M., and running thence East 55 feet along the South line of Sugar Street; thence South 25 feet; thence West 55 feet; thence North 25 feet to the place of beginning:

This easement shall remain in effect so long as Grantor or Grantor's lessee operates a service station at 440 Sugar Street, Midvale, Utah.

Grantee agrees that so long as Grantor or Grantor's lessee operates a service station at 440 Sugar Street, Midvale, Utah which adjoins the property to the east, Grantee will not use or permit the use of the property for the storage, sale or distribution of petroleum products, or for the

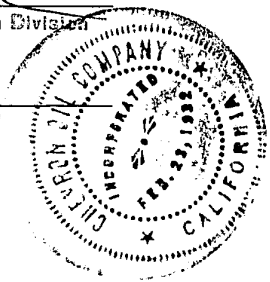
operation of a car wash.

IN WITNESS WHEREOF, Grantor has caused its corporate name and seal to be hereunder affixed by its duly authorized officers this 22nd day of July, 1974.

CHEVRON OIL COMPANY

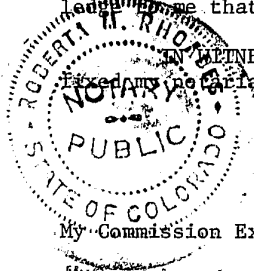
By [Signature]
Vice President Western Division

By [Signature]
Assistant Secretary



STATE OF COLORADO)
CITY AND)SS
COUNTY OF DENVER)

Before me, the undersigned authority, a Notary Public in and for said County, personally appeared M.D. Pugh and H.L. Purdy to me personally known, who being by me duly sworn did say that they, with the capacity designated by their signature on the document to which this certificate is attached, are the officers or agents respectively, of Chevron Oil Company, a corporation organized and existing under and by virtue of the laws of the State of California, and that they as such officers or agents and in such capacity being authorized by its Bylaws and/or Board of Directors so to do, signed, sealed, executed and acknowledged before me the foregoing instrument on behalf of said Corporation as their voluntary act and deed and the voluntary act and deed of said Corporation for the uses, purposes and consideration therein expressed and contained by signing the name of the Corporation by them as such officers or agents and that the seal, if any, affixed to said instrument is the Corporate seal of said Corporation, and they further acknowledged to me that said Corporation executed the same.



IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my official seal of office on this the 22nd day of July, 1974.

Roberta M. Rhoades
Notary Public

My Commission Expires:
My Commission expires June 26, 1976