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3966511 **WARRANTY DEED** [CORPORATE FORM] T-97408

STANDARD DISTRIBUTING, INC., a Utah Corporation, a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS to

DAVID C. JOHNSON, STEVEN RUNOLFSON and MANNING GURTAN
d/b/a La CAILLE PROPERTIES

of Salt Lake City, County of Salt Lake, State of Utah grantee
TEN AND NO/100 and other good and valuable consideration DOLLARS.

the following described tract of land in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

179708 (2)

850
KATHI L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH
JUL 12 11 51 AM '84

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 11th day of July, A. D. 19 84.

Attest:

.....
Secretary.

[CORPORATE SEAL]

STANDARD DISTRIBUTING, INC., Company
a Utah Corporation
By *L. K. Von Bank*
L. K. VON BANK President.

STATE OF UTAH,

County of SALT LAKE } ss.

On the 11th day of July, A. D. 1984
personally appeared before me L. K. VON BANK
who being by me duly sworn did say, each for himself, that he, the said L. K. VON BANK
is the president, and by the said L. K. VON BANK
of STANDARD DISTRIBUTING, INC. Company, and that the within and foregoing
instrument was signed in behalf of said corporation by authority of a resolution of its board of
directors and said L. K. VON BANK
each duly acknowledged to me that said corporation executed the same and that the seal affixed
is the seal of said corporation.

Edward L. ...
Notary Public.

My commission expires August 24, 1985 My residence is Salt Lake City, Utah

UTAH TITLE AND ABSTRACT COMPANY

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EXHIBIT "A"

BEGINNING at the Southwest corner of Lot 3, Block 30, Plat "A", Salt Lake City Survey and running thence North 89°57'40" East along said block line 150 feet to the West line of Gayle Street; thence North 0°00'59" West along said street line 125.00 feet; thence South 89°57'40" West 185.00 feet; thence South 0°00'59" East 10.00 feet; thence North 89°57'40" East 35.00 feet; thence South 0°00'59" East 115.00 feet to the point of BEGINNING.

TOGETHER WITH AND SUBJECT TO a perpetual right of way and easement for pedestrian and vehicular ingress and egress over and across the following described tract, which right of way and easement is hereby excepted and reserved unto grantors and their heirs, successors and assigns and is hereby granted to grantee for the use and benefit of the above described property being conveyed herein:

BEGINNING at a point North 0°00'59" West 115.00 feet from the Southwest corner of Lot 3, Block 30, Plat "A", Salt Lake City Survey and running thence North 89°57'40" East 150.00 feet; thence North 0°00'59" West 20.00 feet; thence South 89°57'40" West 150.00 feet; thence South 0°00'59" East 10.00 feet; thence South 89°57'40" West 35.00 feet; thence South 0°00'59" East 10.00 feet; thence North 89°57'40" East 35.00 feet to the point of BEGINNING.

TOGETHER WITH a perpetual right and easement to operate, maintain, repair and replace underground gasoline storage tanks on the following described tract:

BEGINNING at a point East 150 feet and North 125 feet from the Southwest corner of Lot 3, Block 30, Plat "A", Salt Lake City Survey and running thence North 28.20 feet; thence West 32.44 feet; thence South 28.20 feet; thence East 32.44 feet to the point of BEGINNING.

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