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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SCOTT K MAYEDA  
PO BOX 30825  
SLC, UT 84130  
BY: MSA, DEPUTY - WI 2 P.

When recorded mail to:  
Scott K. Mayeda  
Corporate Counsel  
P.O. Box 30825  
Salt Lake City, Utah 84130-0825

### GENERAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Sinclair Companies, a Wyoming corporation fka Sinclair Oil Corporation, ("Grantor") hereby grants to Sinclair Real Estate Company, a Wyoming corporation, the real property described on Exhibit A attached hereto together with all improvements, fixtures, easements, rights of way, water rights, mineral rights, and all other rights and privileges appurtenant thereto ("Premises"); to wit: Grantor hereby covenants with Grantee and its successors ("successor(s)" for purposes of this Agreement is defined as a successor in interest that is a subsidiary, parent, brother, sister, or other closely related entity to Grantee), that Grantor is lawfully seized in fee simple of the Premises; that it has a good right to convey; and that Grantor will forever warrant and defend all of the property so granted to Grantee and its successors, against every person lawfully claiming the same or any part thereof.

These WARRANTY COVENANTS are subject to all recorded or unrecorded easements, covenants and restrictions, roads or highways, conditions, rights of way and governmental or regulatory restrictions, questions of survey; all special taxes or special assessments, levied or assessed, and all installments of special taxes or special assessments, not due and payable as of the date hereof.

WITNESS the hand and seal of said Grantor this 10<sup>th</sup> day of March, 2017.

Grantor:  
The Sinclair Companies, a Wyoming corporation fka Sinclair Oil Corporation

By S. J. Holding  
Its President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 10<sup>th</sup> day of March, 2017, personally appeared before me S.E. Holding who, being duly sworn, did say that he is the President of The Sinclair Companies, a Wyoming corporation, and that the foregoing instrument was signed on behalf of said corporation.

Trudy G. Case  
NOTARY PUBLIC  
My commission expires: May 12, 2020



Exhibit "A"

The following land located in Salt Lake County, State of Utah.

Parcel # 15-01-479-021

The North 165 feet of Lot 1, the North 85.5 feet of Lot 2, the North 82.5 feet of Lots 3 and 4, and all of Lots 5, 6, 7 and 8, Block 22, Plat A, Salt Lake City Survey.

Parcel # 15-12-228-020

BEG SE COR LOT 3, BLK 22, PLAT A, SLC SUR; W 148.5 FT; N 247.5 FT; E 148.5 FT; S 247.5 FT TO BEG.