

PREPARED BY AND RETURN TO:

Amy E. Guzzy, Esq.
Director of Legal Services
Love's Travel Stops
& Country Stores, Inc.
10601 N. Pennsylvania Ave.
Oklahoma City, OK 73120

UW- 2217

Space Above for County Recorder's Use

[Parcel ID No.23-027-0016; 23-027-0045 and 23-027-0062]

SPECIAL WARRANTY DEED

THE GRANTOR: RICHARDS-CHATTERTON INVESTMENTS, LLC, a Utah limited liability company whose address is 5515 Cottonwood Club Drive, Holladay, County of Salt Lake, State of Utah 84117 FOR A VALUABLE CONSIDERATION, in the amount of One Hundred and 00/100 Dollars (\$100.00) in hand and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and WARRANTS against all who claim by, through, or under Grantor to LOVE'S TRAVEL STOPS & COUNTRY STORES, INC. ('Grantee'), having a principal address of 10601 North Pennsylvania Avenue, Oklahoma City, County of Oklahoma, State of Oklahoma 73120, all right, title, interest and claim to the following described tract of land in the County of Utah, State of Utah, to wit:

See Exhibit A attached hereto

TOGETHER WITH (i) all buildings and other structures, facilities or improvements located and permanently affixed to the Land; (ii) all water rights and water shares appurtenant or held for use in connection with the Land; provided that, notwithstanding anything contained herein to the contrary, the conveyance of such water rights and water shares is without representation or warranty; and (iii) all easements, licenses, rights and appurtenances benefiting and relating to the Land.

SUBJECT TO (a) ad valorem taxes for 2013 and subsequent years which are not yet due and payable; (b) all oil, gas and other mineral rights previously reserved or conveyed of record; and (c) all easements, rights-of-way and encumbrances filed of record in County of Utah real property records.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED this 13th day of June, 2013.

RICHARDS-CHATTERTON INVESTMENTS, LLC,
A Utah Limited Liability Company

By: *Paul Richards*
PAUL RICHARDS, Managing Member

Witness: _____

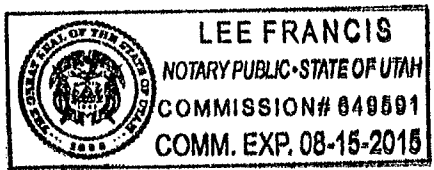
Printed Name

ACKNOWLEDGMENT

STATE OF UTAH)
) SS:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 13th day of June, 2013, by Paul Richards, as Managing Member of RICHARDS-CHATTERTON INVESTMENTS, LLC, a Utah limited liability company.

(SEAL)
Lee Francis
Notary Public
Printed Name: LEE FRANCIS



My Commission Expires:
8-15-2013

EXHIBIT A

Legal Description of Property

Lot 2 and Lot 3, Springville Love's Subdivision, being that portion of land in the City of Springville, Utah County, Utah, being a part of the Southwest Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, according to the Survey made by CLC Associates, Inc., filed in the County Surveyor's Office as record of Survey No. 13-105.