

SECURITY TITLE CO.
CFT # 148441

WHEN RECORDED, MAIL TO:

Recorded SEP 10 1973 at 4:22 P
Request of SECURITY TITLE COMPANY
Fee Paid, JERADEAN MARTIN
Recorder, Salt Lake County, Utah
By [Signature] Deputy

Space Above This Line for Recorder's Use

Warranty Deed

(Corporate Form)

2568182

GULF OIL CORPORATION, a Pennsylvania Corporation, Pennsylvania, a corporation organized and existing under the laws of the State of ~~XXXX~~, with its principal office at Los Angeles, of County of Los Angeles, State of ~~XXXX~~, California grantor, hereby conveys and warrants to

WOLFGANG UHRHAHN AND KAREN M. UHRHAHN, his wife, as joint tenants, with full rights of survivorship, Grantee of Salt Lake City, Utah for the sum of ~~XXXXXX~~, TEN DOLLARS and other good and valuable considerations ~~XXXXXX~~, the following described tract of land in Salt Lake County, State of Utah:

Beginning at a point 1,070.00 feet East from the Center of the Northeast one-quarter of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian, that point also being West 247.62 feet and South 0° 07' West 28.5 feet from the Salt Lake County monument at the intersection of 2nd South Street in Sandy and 7th East Street (Salt Lake County) and running thence South 254.00 feet; thence East 247.25 feet to the center line of 7th East Street; thence North 0° 07' East along said center line of 7th East Street 80.00 feet; thence North 77° 01' 43" West 148.96 feet to a point which is East 102.25 feet and South 140.96 feet from the point of beginning; thence North 140.96 feet; thence West 102.25 feet to the point of beginning.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and taxes for the year 1973 and thereafter, and also subject to the provisions of the Exhibit "A" attached hereto and made a part hereof.

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 executive this 31st day of July, A. D., 1973,

Attest:

GULF OIL CORPORATION, a Pennsylvania Corporation

By: [Signature]
W. B. Anderson, Vice President and General Manager of Gulf Oil Company - California, a Division of Gulf Oil Corporation

(Corporate Seal) Secretary.

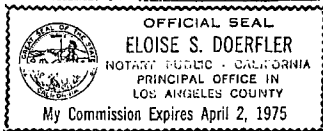
STATE OF ~~XXXX~~, CALIFORNIA }
County of LOS ANGELES } ss.

LEGAL DESCRIPTION APPROVD.
[Signature]
GULF OIL CORPORATION



On July 31, 1973, before me, a Notary Public in and for said State, personally appeared W. B. ANDERSON, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



[Signature]
Notary Public.

My Commission expires April 2, 1975 My residence is Los Angeles, California

BOOK 3415 PAGE 141

EXHIBIT "A"

As additional consideration to induce the undersigned to sign the within Grant Deed, Grantee covenants for himself, his heirs and assigns, that no part of the real property first described herein, which is conveyed to Grantee, shall be used by Grantee, his heirs and assigns, for the purpose of conducting thereon any business of selling, handling or dealing in gasoline, or otherwise, for the purpose of operating a business commonly referred to as a "gasoline service station". The foregoing restriction shall terminate and be of no force and effect twenty-five (25) years from the date of the recording of the herein Grant Deed from Grantor to Grantee.

It is understood by Grantee, his heirs and assigns, that upon a breach of any of the foregoing restrictions, and in the event of failure to remedy said breach within thirty (30) days after receipt of written notice from Grantor, its successors and assigns, said real property shall immediately revert to Grantor, its successors and assigns, and Grantor shall have the right of immediate re-entry upon said real property upon the event of such breach.

Provided, however, that a breach of any of the foregoing provisions or covenants, or re-entry by reason of such breach, shall not defeat or render invalid the lien of a mortgage or deed of trust made in good faith and for value; and provided, further, that in the event of any sale of said property by reason of foreclosure or sale or any mortgage or deed of trust, the foregoing restrictions as to the use of said property shall remain in full force and effect.

Grantor reserves all oil, petroleum, natural gas, mineral rights and other hydrocarbon substances lying below a depth of 500 vertical feet from the surface of said land for the purpose of exploring for, extracting, mining, boring, removing or marketing said substances, however, without any right of any entry upon the surface of said land.

BOOK 3415 PAGE 142



Recorder's Office
Abstracted
Indexed
Filed