

CORRECTION SPECIAL WARRANTY DEED

Case no

F1466-73-A-B

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KNOW ALL MEN BY THESE PRESENTS:

THAT PHILLIPS PETROLEUM COMPANY, with an office at Bartlesville, Oklahoma, Party of the First Part, in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto MAX C. GAMMON of Provo, Utah, Party of the Second Part, the following described real property and premises, situate in the County of Utah, State of Utah, to-wit:

5 1/2 NW
20 1/2-53
24 3/4-53
15 5/8-73

Commencing 1,296.24 feet east and 60.72 feet south from the northwest corner of the S/2 NW/4 of Section 36, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence north 89° 15' east 353.76 feet; thence south 6° west 457.63 feet; thence north 47° 30' west 255.16 feet; thence south 54° 46' west 163.98 feet; thence south 14° 31' west 98.49 feet; thence north 35° 22' west 358.75 feet; thence north 23° 40' west 143.06 feet; thence north 23° 40' west 45.04 feet; thence north 89° 15' east 322.74 feet to the point of beginning.

Reserving unto Grantor, its successors and assigns, all oil, gas, and other hydro-carbon substances and all minerals in, under and that may be produced from a depth below 500 feet of the surface of the above described real property, but without the right of entry upon the surface thereof.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS."

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, restrictions, and easements of record.

1. This Correction Special Warranty Deed is delivered and accepted in correction of and substituted for that certain Special Warranty Deed from Phillips Petroleum Company to Max C. Gammon, dated October 4, 1971, recorded in Book 1247, Page 355 of the records of Utah County, Utah.
2. All covenants and restrictions in said Special Warranty Deed shall remain in full force and effect, to-wit:

As a part and parcel of this transaction and as a condition of consideration for the conveyance of the above described premises and by acceptance of this Correction Special Warranty Deed, Party of the Second Part, for himself, his heirs, administrators and assigns, covenant and agree that for a period of fifteen (15) years from and after October 4, 1971, the above described premises shall not be used for automobile service station purposes, including, but not limited to, the sale or distribution of gasoline or other petroleum products in connection therewith. For any violation of said covenant, title to said premises shall become forfeited and revert to Party of the First Part, its successors and assigns.

TO HAVE AND TO HOLD said described premises unto the said Party of the Second Part, his heirs and assigns forever.

SIGNED AND DELIVERED this 5th day of March, 1974.

PHILLIPS PETROLEUM COMPANY

By [Signature]
Attorney-in-Fact

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STATE OF OKLAHOMA)
COUNTY OF WASHINGTON) SS.

On the 1st day of March, 1974, personally appeared before me Perry J. Dickey, who being by me duly sworn did say that he is the Attorney-in-Fact of PHILLIPS PETROLEUM COMPANY, a corporation, and that said instrument was signed on behalf of Phillips Petroleum Company by authority of a resolution of its Board of Directors and said Perry J. Dickey acknowledged to me that he as such Attorney-in-Fact executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sandra L. Haberly
Notary Public in and for
Washington County, Oklahoma



Expires:

3/31 1975

Place of Residence: Cartersville, Oklahoma

*AB 817
P 1000, W*

NINA B. FIELD
CLERK
WASH. COUNTY
REPLY TO: ORDER 300
P.O. BOX 36 T 6 25

RECORDED AT THE REQUEST OF
Mrs. S. Hammer
1974 MAR 11 PM 12:33
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