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5/28/2014 8:00:00 AM \$15.00  
Book - 10233 Pg - 5745-5747  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

AFTER RECORDING RETURN TO:  
National Commercial Properties  
766 Parkway Drive  
North Salt Lake, UT 84054

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **SPECIAL WARRANTY DEED**

Escrow No: **NCS-667771-SLC1 (jt)**  
A.P.N.: **08-25-126-013, 08-25-126-019**

**Little America Hotel Corporation, a Utah corporation**, Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to, for the sum of Ten Dollars and other good and valuable consideration, the following described land to

**National Commercial Properties-Victory Road, LLC**, Grantee, together with all improvements and all other rights appurtenant thereto, subject to all restrictions, recorded easements, roads and highways, questions of survey; general taxes for the year 2013 and subsequent years; 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 the following tract(s) of land in **Salt Lake** County, State of **Utah**:

**Beginning at a point on the Northeasterly right-of-way line of Victory Road said point also being North 00°27'32" West 491.912 feet along the Quarter Section line from the Center of Section 25, Township 1 North, Range 1 West. Salt Lake Base and Meridian, said point also being a point on a curve to the left from which the radius point bears South 48°27'26" West, a radial distance of 2939.970 feet and running thence along said Northeasterly right-of-way line of Victory Road according to Salt Lake City Corporation Record of Survey R.S.C. No. 1058 dated 10/21/88 and filed in the Salt Lake City Engineer's Office for the following four courses:**

- 1. Northwesterly 125.414 feet (delta = 02°26'39" and chord bears North 42°45'54" West 125.405 feet),**
- 2. North 41°49'57" West 132.990 feet,**
- 3. North 43°59'13" West 200.000 feet, and**
- 4. North 49°41'52" West 87.902 feet;**

**thence along the boundary of the Pennzoil-Quaker State Company property per Affidavit recorded 1/03/2000 as Entry Number 7546853 on Book 8334 Page 1328 for the following two courses:**

- 1. North 19°04'00" East 306.637 feet, and**

2. North 43°59'00" West 197.865 feet to the Easterly boundary of the tract of land conveyed as "Parcel L" to the Denver and Rio Grande Western Railroad Company by that certain Bargain and Sale Deed recorded Dec. 31, 1958 as Entry Number 1629380 in Book 1574 Page 19 of the Salt Lake County Recorder's Office also being a point on a non tangent curve to the left from which the radius point bears North 60°06'55" West 336.100 feet; thence Northeasterly 171.552 feet along said 336.100 foot radius curve to the left (delta = 29°14'42" and long chord bears North 15°15'44" East 169.696 feet) along said easterly boundary to a non tangent curve to the left from which the radius point bears North 77°35'21" East 338.930 feet; thence Southeasterly 80.780 feet along said 338.930 foot radius curve to the left also being the Westerly boundary of the property conveyed as "Parcel 1" to Pinshon Properties, LLC, as described in Correction Warranty Deed recorded 10/05/2000 as Entry Number 7733644, Book 8392 Page 7236 (delta = 13°39'21" and long chord bears South 19°14'20" East 80.589 feet); thence continuing along said Pinshon Properties, LLC boundary for the following two courses:

- 1. South 26°04'00" East 145.000 feet, and
- 2. North 63°56'00" East 287.000 feet;

thence South 44°14'00" East 24.581 feet to said Quarter Section line; thence South 00°27'32" East 890.000 feet along said Quarter Section line to the point of beginning.

**LESS AND EXCEPTING THEREFROM** that portion conveyed to National Commercial Properties, LLC, by Special Warranty Deed, recorded December 31, 2013 as Entry No. 11783180 in Book 10202 at Page 6844 of Official Records, and described as follows:

Beginning 435.3 feet North from the Center of Section 25, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North 651.3 feet; thence North 50° West 115.5 feet more or less; thence South 63°56' West 324.1 feet more or less to Premium Oil Co., et al tract; thence South 19°4' West 177.7 feet more or less to the relocated Easterly line of Victory Road; thence along the Easterly line of Victory Road the following 4 courses; South 49°42' East 94.0 feet more or less; thence South 43°59' East 200.0 feet; thence South 41°50' East 133.0 feet; thence Southeasterly along a 2,939.9 foot radius curve to the right 127.6 feet more or less to the point of beginning.

No part of the Property shall be used by Grantee or any other Grantee or party, including future Grantees, successors, assigns, and leasees, directly or indirectly for a petroleum station, gasoline station, or for the purpose of conducting or carrying on the business of selling, offering for sale, storage, handling, distributing, or dealing in petroleum, gasoline, motor vehicle fuel, diesel fuel, kerosene, benzol, and naphtha or for any residential purposes. This restriction shall run with the land.

Witness, the hand(s) of said Grantor(s), this 23 day of May, 2014.

Little America Hotel Corporation, a Utah corporation

  
 By: Bruce T. Fery, CEO

STATE OF Utah )  
County of Salt Lake )<sup>ss.</sup>

On May 23<sup>rd</sup>, 2014, before me, the undersigned Notary Public, personally appeared **Bruce T. Fery, CEO of Little America Hotel Corporation, a Utah corporation**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Susanne Maitzen*  
Notary Public

My Commission Expires:

8-3-2015

