

Mail Recorded Deed & Tax Notice To:
QuikTrip Corporation, an Oklahoma corporation
4705 South 129th East Avenue
Tulsa, OK 74134-7008



File No.: 170534-MCH

SPECIAL WARRANTY DEED

Nupetco Associates, LLC, a Utah limited liability company,

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

QuikTrip Corporation, an Oklahoma corporation,

GRANTEE(S), of Tulsa, State of Oklahoma

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 07-36-151-011, 07-36-151-009 and 07-36-151-010 (for reference purposes only)

RESERVING UNTO GRANTOR, for the term of or until earlier termination of the Ground Lease Agreement which is executed concurrently with the delivery of this Deed by Grantor and Grantee affecting the property subject to the T-Mobile Site Lease (as defined below), to the extent necessary to enable Grantor to assign certain rights to Grantee as provided in Section 13 of such Ground Lease Agreement and to retain those rights which are reserved unto Grantor under said Section 13 and those remedies which Grantee is not permitted to exercise as provided in Section 18 of such Ground Lease Agreement:

Those rights and interests of Grantor in, to and under an existing Site Lease Agreement dated October 12, 1995, originally in favor of Western PCS II Corporation and subsequently assigned to T-Mobile West Tower LLC, and all amendments thereto (the "T-Mobile Site Lease").

FURTHER RESERVING UNTO GRANTOR, for the term of or until earlier termination of the Ground Lease Agreement which is executed concurrently with the delivery of this Deed by Grantor and Grantee affecting the property subject to the SBA Site Lease (as defined below), to the extent necessary to enable Grantor to assign certain rights to Grantee as provided in Section 13 of such Ground Lease Agreement and to retain those rights which are reserved unto Grantor under said Section 13 and those remedies which Grantee is not permitted to exercise as provided in Section 18 of such Ground Lease Agreement:

Those rights and interests of Grantor in, to and under an existing Communications Site Lease Agreement dated August 30, 2001, originally in favor of Nextel West Corp. and subsequently assigned to SBA 2012 TC Assets, LLC, and all amendments thereto (the "SBA Site Lease").

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations, easements and rights of way of record (or otherwise known to Grantee); communications site lease agreements of which a notice or memorandum has been recorded and amendments thereto; grants of mineral interests that are of record; all applicable zoning laws and ordinances and facilities for existing utilities located within recorded easements or exclusively servicing the property (water, sanitary

sewer, storm drains, gas, telephone and fiber optic), including lines drains, pipes, vaults, pedestals, transformers, poles, cabinets, manholes, boxes, towers, valves, signs and posts (see Survey by Edward L. Schenet).

Dated this 19th day of March, 2024.

Nupetco Associates, LLC, a Utah limited liability company

BY: Wayne G. Petty
Wayne G. Petty
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 19th day of March, 2024, before me, personally appeared Wayne G. Petty, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Nupetco Associates, LLC, a Utah limited liability company.

Michael P Chabries
Notary Public

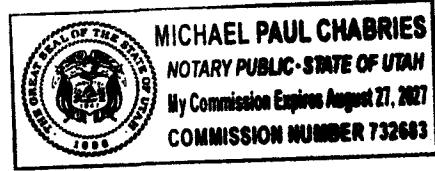


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point which is 2689.96 feet South and 583.55 feet East of the Northwest corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence South 89°58' West 279.51 feet along the North right of way line of Amelia Earhart Drive; thence North 00°02' West 202.16 feet; thence North 89°58' East 50.69 feet; thence North 00°02' West 82.84 feet; thence North 89°58' East 399.52 feet; thence South 00°02' East 92.50 feet; thence South 89°58' West 170.50 feet; thence South 00°02' East 192.50 feet to the point of beginning.

PARCEL 2:

Beginning at a point which is 2488.11 feet South and 53.92 feet East of the Northwest corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence North 00°02'54" East 312.84 feet along the East right of way line of 5600 West; thence North 89°58' East 246.25 feet; thence South 00°02' East 50.00 feet; thence North 89°58' East 66.00 feet; thence South 00°02' East 180.00 feet; thence South 89°58' West 12.00 feet; thence South 00°02' East 82.84 feet; thence South 89°58' West 300.69 feet to the point of beginning.

PARCEL 3:

Beginning at a point which is 2404.86 feet South and 753.89 feet East of the Northwest corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence South 89°58' West 387.32 feet; thence North 00°02' West 180.00 feet; thence North 89°58' East 189.32 feet; thence North 00°02' West 10.00 feet; thence North 89°58' East 198.00 feet; thence South 00°02' East 190.00 feet to the point of beginning.

PARCEL 4:

A non-exclusive right of way for access over those portions of Common Access Roads as defined in that certain Restated and Amended Declaration of Covenants, Conditions and Restrictions for Admiral Byrd Plaza recorded February 18, 1983 as Entry No. 3761024 in Book 5439 at Page 286 of official records.

PARCEL 5:

Non-exclusive easements as disclosed by that certain Warranty Deed recorded May 26, 1981, as Entry No. 3567996, in Book 5251, at Page 1196.