SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Notary Public MARILYN RASMUSSEN 1121 East Ellason Drive Brigham City, Utah 84302 My Commission Expires October 2, 2004 State of Utah

FLYING J INC., A Utah corporation, whose street address is 1104 Country Hills Drive, City of Ogden, County of Weber, and State of Utah, Grantor, for the consideration of ten dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys to REAL HOLD CORPORATION, a Utah corporation, address is 111 E Broadway, City of SLC, County of SLState of Utah, Grantee, the following real property in the County of Weber, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF. SAID PROPERTY IS HEREBY RESTRICTED AND SHALL NOT BE USED FOR: SALE OF MOTOR FUELS; TELECOMMUNICATIONS EQUIPMENT OR SERVICES; OPERATION OF A CONVENIENCE STORE OR TRAVEL PLAZA BUSINESS; FOOD SALES; MOTEL OR HOTEL LODGING; PLACEMENT OF MOBILE HOMES OR MODULAR HOMES; ANY OTHER NON-RECREATIONAL VEHICLE PARK SERVICES WHICH COMPETE WITH SELLER'S PRIMARY BUSINESS OPERATIONS. THESE RESTRICTIONS SHALL BURDEN AND RUN WITH THE LAND FOR A PERIOD OF FIFTY (50) YEARS FROM THE DATE OF CLOSING AND SHALL BENEFIT SELLER AND ITS SUCCESSORS AND ASSIGNS THEREOF.

With its appurtenances, and warrants the title against all Persons claiming under it, subject to taxes for the current year, easements, covenants, restrictions and rights-ofway of record.

Signed this 11th day of Octo	<u>2001.</u>
ATTEST:	FLYING J INC.
Barre G. Burgon, Secretary	J. Phillip Adams, President
STATE OF UTAH)	
COUNTY OF WEBER)	
On this 11th day of October, A me J. Phillip Adams and Barre G. Burgon who bei himself, that he the said J. Phillip Adams is the pre Burgon is the secretary of FLYING J INC., a Utah foregoing instrument was signed in behalf of said of its board of directors and said J. Phillip Adams acknowledged to me that said corporation executed	ng by me duly sworn did say, each for esident, and he, the said Barre G. corporation, and that the within and corporation by authority of a resolution and Barre G. Burgon each duly
	Masily Fromussen Notary Public
My commission expires:	My residence is:
10/02/2004	Brigham City Utal
Notary Public MARILYN RASMUSSEN 1121 East Elleson Drive Brigham City. Utah 84302	E# 1800950 BK2174 PG107 DOUG CROFTS, WEBER COUNTY RECORDER 11-0CT-01 301 PM FEE \$12.00 DEP JPM REC FOR: FIRST.AMERICAN.TITLE

EXHIBIT A

Legal Description

Serial No. 15-063-0024,

Part of the Southeast Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning 17.64 chains East of the Southwest corner of said Quarter Section; running thence North 68°00' West 117.7 feet; thence North 44°39' East 537.8 feet to the East line of the West ½ of said Quarter Section; thence South 429.05 feet to the South line of said Quarter Section; thence West 266.36 feet to beginning.

E# 1800950 BK2174 PG108