

WHEN RECORDED RETURN TO:

Name: Christensen & Larson, L.L.C., a Utah limited lia
Address: 2046 East Murray-Holladay Road, Suite 200
Salt Lake City, UT 84117

SPECIAL WARRANTY DEED

(Limited Liability Company Form)

THIS DEED, made this 25th day of May, 2005, between Mountain View Chevron, LLC,
GRANTOR, who hereby CONVEY(S) AND WARRANT(S) against all those claiming by,
through or under it to Christensen & Larson, L.L.C., a Utah limited liability company,
GRANTEE, for the sum of Ten dollars (\$10.00) and other good and valuable considerations, the
following tract(s) of land in Tooele County and State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as: 8739 North Highway 40, Lakepoint (tooele), UT 84074

Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-Of-Way, Covenants, Conditions and Restrictions now of record.

IN WITNESS WHEREOF, the hand of said grantor, this 25th day of May, 2005.

Mountain View Chevron, LLC

By Rodney K. Thompson
Rodney K. Thompson, Member

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 25 day of May, 2005 by Rodney K. Thompson the Member of Mountain View Chevron, LLC

My commission expires _____ . Witness my hand and official seal.

Eileen E Leek
Notary Public:

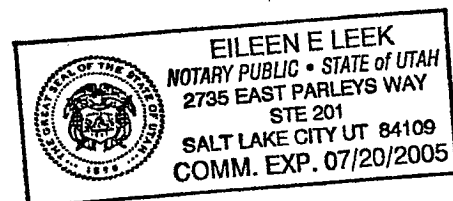


EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Tooele, State of Utah described as follows:

Parcel 1:

Beginning at a point on the Northwestern line of existing U.S. Highway 40 (Also Known as State Highway 36) which point is approximately 435 feet East and 98 feet North from the center of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence North 52°46'30" West along Southerly line of the frontage road 351.57 feet, (record=352 feet more or less) to the Easterly right of way of I-80; thence Southwesterly along said I-80 right of way along a curve to the right a distance of 33.13 feet; thence South 52°46'30" East 99.25 feet; thence South 34°30' West 243.57 feet; thence South 54°38'30" East 253 feet more or less to the West line of U.S. Highway 40; thence Northeasterly along said Highway 268.49 feet to the point of beginning.

Parcel 2:

Together with and easement over, and across the following real property:

Beginning at a point on the Northwestern right of way of U.S. Highway 40 (also known as State Highway 36), South 34°10'27" West (Basis of bearing) 268.49 feet from the intersection of said right of way and the Southerly line of a frontage road, said Southerly line being parallel with and 90 feet perpendicularly distant Southerly from the "L" line of Utah State Hwy project I-80-2 (3) 79, said intersection referred to in other deeds as being approximately at Engineer's Station 113+ 45.28, said intersection also reported as being approximately 435 feet East and 98 feet North from the center of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, said point of beginning also being North 34°10'27" East 988.04 feet from State right of way monument on said Northwestern right of way; thence South 34°10'27" West 131.51 feet along said right of way; thence North 52°46'30" West, parallel with said Southerly line of frontage road (Record = Northwesternly) 377.37 feet to the Easterly right of way of Interstate 80 freeway at a calculated East Bound Lane Engineers Station 5200 + 12.80 (calculated from data found on sheets 23 and 24 of Utah Department of Transportation Plans of said Project I-80-2 (3) 79); said point being on the arc of a 25,584.79 foot radius curve, the center of which bears North 51°40'47" West; thence Northeasterly along said I-80 right of way and said curve, to the left through a central angle of 0°49'13", a distance of 366.33 feet; thence South 52°46'30" East 99.25 feet; thence South 34°30' West 243.57 feet; thence South 54°38'30" East 255.30 feet to the point of beginning.

Excepting from and reserving, all minerals and all mineral rights of every kind and character now know to exist or hereafter discovered, including, without limiting the generalities of the foregoing, oil, gas, uranium and other fissionable and rights thereto, but excluding common salt and other salts, minerals, chemicals, and other products derived or produced from the waters of the Great Salt Lake. Recorded in Book 14, at Page 105 of Tooele County Records.

The following is shown for information purposes only: Tax ID No. 04-070-0-0030