

WHEN RECORDED RETURN TO:

Holly Refining & Marketing Company –
Woods Cross LLC
2828 North Harwood, Suite 1300
Dallas, TX 75201
Attn: General Counsel

E 2604743 B 5303 P 634-638
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/27/2011 02:11 PM
FEE \$24.00 Pgs: 5
DEP RT REC'D FOR PARR BROWN GEE &
LOVELESS

WARRANTY DEED

HRM MONTANA, a Montana general partnership (formerly known as MONTANA REFINING COMPANY) ("Grantor") for Ten Dollars and other good and valuable consideration hereby conveys and warrants to HOLLY REFINING & MARKETING COMPANY – WOODS CROSS LLC, a Delaware limited liability company ("Grantee") whose address for the purposes hereof is 2828 North Harwood, Suite 1300, Dallas, TX 75201 Attn: General Counsel, the following described property located in Davis County, State of Utah:

[See Exhibit A attached hereto and incorporated herein by reference]

DATED this 23 day of June, 2011.

HRM MONTANA
(formerly known as MONTANA REFINING COMPANY), a Montana partnership,
by its General Partners

BLACK EAGLE, INC.,
a Delaware corporation

RETURNED
JUN 27 2011

By: Bruce R. Shaw
Name: Bruce R. Shaw
Title: Sr. VP & CFO

NAVAJO NORTHERN, INC.,
a Delaware corporation

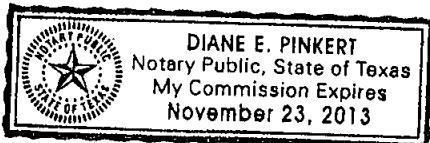
By: Bruce R. Shaw
Name: Bruce R. Shaw
Title: Sr. VP & CFO

STATE OF TEXAS)
: ss.
County of Dallas)

The foregoing instrument was acknowledged before me this 23 day of June, 2011, by
Bruce R. Shaw, who is the Sr. VP + CFO, of Black Eagle, Inc., a Delaware
corporation, who is a general partner of HRM Montana, a Montana partnership.

Diane E. Pinkert
NOTARY PUBLIC
Residing in TX

My Commission Expires:



STATE OF TEXAS)
: ss.
County of Dallas)

The foregoing instrument was acknowledged before me this 23 day of June, 2011, by
Bruce R. Shaw, who is the Sr. VP + CFO, of Navajo Northern, Inc., a Delaware
corporation, who is a general partner of HRM Montana, a Montana partnership.

Diane E. Pinkert
NOTARY PUBLIC
Residing in TX

My Commission Expires:

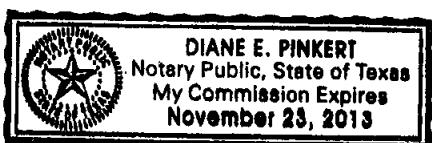


EXHIBIT A
TO
WARRANTY DEED

Legal Descriptions

The property referred to in the foregoing Warranty Deed is located in Davis County, Utah, and is more particularly described as follows:

Parcel A: Parcel No. 06-046-0021

Lot 21, Fackrell Subdivision, according to the official plat thereof on file and of record in the Davis County Recorder's Office.

Parcel B: Parcel No. 06-048-0115

ADDRESS: 965 WEST 500 SOUTH, WOODS CROSS, UTAH 84087
BEGINNING AT A POINT 651.46 FEET EAST AND SOUTH 552.42 FEET AND SOUTH 9°12' WEST 50.69 FEET TO THE SOUTH LINE OF STATE HIGHWAY AND NORTH 89°45'30" EAST 229.67 FEET ALONG SAID HIGHWAY AND SOUTH 0°14'30" EAST 398.97 FEET MORE OR LESS FROM THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°14'30" EAST 249.97 FEET MORE OR LESS TO THE SOUTH LINE OF GRANTORS LAND; THENCE WEST 337.05 FEET TO THE EASTERLY LINE OF RAILROAD RIGHT OF WAY; THENCE NORTH 9°12' EAST ALONG SAID RIGHT OF WAY TO A POINT WEST OF BEGINNING; THENCE NORTH 89°28'30" EAST 296.49 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Parcel C: Parcel No. 06-048-0116

ADDRESS: 950 WEST 500 SOUTH, WOODS CROSS. UTAH 84087
BEGINNING ON THE SOUTH LINE OF WEST BOUNTIFUL CITY, AT A POINT WHICH IS SOUTH 00°06'52" EAST 561.92 FEET ALONG THE SECTION LINE AND NORTH 89°28'30" EAST 657.80 FEET ALONG THE MONUMENT LINE OF (500 SOUTH STREET) AND SOUTH 09°00'00" WEST 50.68 FEET AND NORTH 89°28'30" EAST 240.01 FEET AND SOUTH 00°01'30" EAST 282.97 FEET MORE OR LESS FROM THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN AND SOUTH 00°01'30" EAST 115.29 FEET; THENCE SOUTH 89°38'30" WEST 306.83 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE RAILROAD PROPERTY; THENCE NORTH 09°00'00" EAST 119.44 FEET MORE OR LESS ALONG SAID RIGHT OF WAY TO SAID SOUTH LINE OF WEST BOUNTIFUL CITY; ALSO BEING THE NORTH LINE OF WOODS CROSS; THENCE EAST 275 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Parcel D: Parcel No. 06-048-0188

ADDRESS: 985 WEST 500 SOUTH, WEST BOUNTIFUL, UTAH 84087
BEGINNING ON THE SOUTH LINE OF A STREET (500 SOUTH STREET) AT A POINT WHICH IS SOUTH 00°06'52" EAST 561.92 FEET ALONG THE SECTION LINE AND NORTH 89°28'30" EAST 657.80 FEET ALONG THE MONUMENT LINE OF 500 SOUTH STREET AND SOUTH 09°00'00" WEST 50.68 FEET FROM THE NORTHWEST CORNER

OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (DAVIS COUNTY AREA REFERENCE PLAT BEARING BASE) AND RUNNING THENCE NORTH 89°28'30" EAST 240.01 FEET TO THE SOUTH LINE OF SAID STREET; THENCE SOUTH 00°01'30" EAST 282.97 FEET MORE OR LESS TO THE SOUTH LINE OF WEST BOUNTIFUL CITY; THENCE WEST 275.0 FEET MORE OR LESS ALONG SAID CITY LINE TO THE EASTERLY RIGHT OF WAY LINE OF THE RAILROAD PROPERTY; THENCE NORTH 09°00'00" EAST 284.36 FEET MORE OR LESS ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A parcel of land in fee for the improvement and the widening of the existing highway State Route 68 also known as 500 South Street Project No. STP-0068(16)68, being part of the property defined in that certain Warranty Deed, Recorded August 31, 2006, as Entry 2197939, Book 4108 at Page 1394, situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, T.2N., R.1W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

COMMENCING at an existing brass cap monument in the intersection of said 500 South Street and 1100 West Street, which bears North 89°26'14" E, a distance of 2,701.91 feet to a brass cap monument in the intersection of 500 South Street and 800 West Street; thence, North 89°26'14" East, a distance of 896.43 feet, along the monument line of said 500 South to a point on the easterly right-of-way boundary line of the D&RGW Railroad; Thence, South 08°59'12" West, a distance of 50.70 feet, along said easterly right-of-way boundary line, to a point on the existing southerly right-of-way boundary line of said 500 South and the POINT OF BEGINNING, said point also being South 605.86 feet and East 649.62 feet from the Northwest (NW) Corner of said Section 25 (a computed position North 89°58'26" East, a distance of 242.39 feet from a monumented Witness Corner and North 00°08'59" West, a distance of 2651.58 feet from the monumented West Quarter (W $\frac{1}{4}$) Corner of said Section 25) at a point 46.90 feet perpendicularly distant northerly from centerline of said project at Engineering Station 70+27.43; Thence, continuing South 08°59'12" West, a distance of 8.24 feet; Thence, South 88°28'11" East, a distance of 51.26 feet; Thence, North 89°26'14" East, a distance of 190.07 feet, to a point on the easterly boundary line of said entire parcel; Thence, North 00°03'46" West, a distance of 10.00 feet, along said easterly boundary line to a point on said southerly right-of-way boundary line; Thence, South 89°26'14" West, a distance of 240.02 feet, along said southerly right-of-way boundary line, returning to the Point of Beginning.

Parcel E: Parcel No. 06-038-0005

BEGINNING ON THE WEST LINE OF 800 WEST STREET AT A POINT 748.138 FEET SOUTH & 36.35 CHAINS EAST MORE OR LESS, FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SLM, THENCE WEST 250 FEET, THENCE NORTH 86.78 FEET TO THE SOUTH LINE OF THE LAND CONVEYED TO RALPH WILSON BY DEED RECORDED IN BOOK 145, AT PAGE 384, THENCE EAST 250 FEET TO THE WEST LINE OF 800 WEST STREET, THENCE SOUTH ALONG SAID STREET 86.78 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Parcel F: Parcel No. 06-038-0054

Beginning at a point 1040 feet East, more or less, and 61.59 feet North of a point which is 412.34 feet South and 1072.50 feet East from the Northwest Corner of the Southwest Quarter of Section 24, Township 2 North, Range 1 West, Salt Lake Meridian, and running East 272.83 feet more or less to the West line of a street; thence North 63.75 feet along said West line; thence West 273.05 feet, more or less, to a point due North of the point of beginning; thence South 63.75 feet to the point of beginning.

Parcel G: Parcel No. 06-038-0123

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 24. AND IN THE NW 1/4 OF SECTION 25, BOTH IN TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°26'13" EAST 804.15 FEET FROM THE MONUMENT MARKING THE CENTERLINE INTERSECTION OF 500 SOUTH AND 1100 WEST STREET, SAID POINT BEING EAST 807.68 FEET AND SOUTH 556.55 FEET FROM THE WITNESS CORNER FOR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE NORTH 08°59'11" EAST 1389.15 FEET;
THENCE EAST 25.31 FEET;
THENCE NORTH 08°59'11" EAST 2204.81 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 400 NORTH STREET;
THENCE NORTH 89°53'05" EAST ALONG SAID RIGHT-OF-WAY LINE 117.48 FEET;
THENCE SOUTH 08°59'11" WEST 514.69 FEET;
THENCE NORTH 89°57'15" WEST 50.61 FEET;
THENCE SOUTH 08°59'11" WEST 1681.15 FEET;
THENCE EAST 75.93 FEET;
THENCE SOUTH 08°59'11" WEST 1396.72 FEET TO THE CENTER LINE OF 500 SOUTH STREET;
THENCE SOUTH 89°26'13" WEST ALONG SAID CENTER LINE 76.05 FEET;
THENCE SOUTH 08°59'11" WEST 327.99 FEET;
THENCE WEST 67.07 FEET;
THENCE NORTH 08°59'11" EAST 322.45 FEET TO SAID CENTER LINE OF 500 SOUTH;
THENCE ALONG SAID CENTER LINE SOUTH 89°26'13" WEST 25.35 FEET TO THE POINT OF BEGINNING.