

**WHEN RECORDED, MAIL TO:**

Stewart Title Guaranty Company  
1980 Post Oak Blvd., Suite 610  
Houston, TX 77056  
(713) 625-8417

**NOTICE TO THE TAX COLLECTOR:**

**PLEASE SEND TAX BILLS TO:**

7-Eleven, Inc.  
Attn: Ad Valorem Tax Dept. (Location 35034)  
P.O. Box 711  
Dallas, TX 75221-0711

Title Co. File #16000331186

Tax ID No. 14-266-0007

01457-20365

**SPECIAL WARRANTY DEED**

**7-ELEVEN, INC., A TEXAS CORPORATION**, with principal offices at 3200 Hackberry Road, Irving, Texas 75063, Grantor,

hereby **CONVEYS AND SPECIALLY WARRANTS TO**

**SEJ ASSET MANAGEMENT & INVESTMENT COMPANY**, a Delaware corporation, with an address c/o 7-Eleven, Inc., 3200 Hackberry Road, Irving, Texas 75063, Grantee,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Davis County, Utah, to wit:

**See Exhibit A attached hereto.**

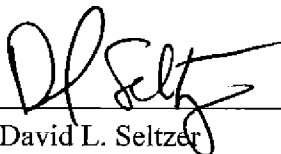
**BEING AND INTENDED TO BE** the same property conveyed to Grantor by Special Warranty Deed dated June 28, 2011, recorded June 30, 2011, as Entry No. 2605509 in Book 5306, Page 1068, in the Official Records of Davis County, Utah.


**SUBJECT TO** current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record; and all public and private roads and easements.

WITNESS the hand of said GRANTOR effective as of July 1, 2016.

**GRANTOR:**

7-ELEVEN, INC., a Texas corporation

By:   
David L. Seltzer  
Vice President

ATTEST:   
By: \_\_\_\_\_  
J. Donald Stevenson, Jr.  
Assistant Secretary

ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned, a Notary Public in and for the aforesaid County and State, on this day personally appeared David L. Seltzer and J. Donald Stevenson, Jr., a Vice President and an Assistant Secretary, respectively, of 7-ELEVEN, INC., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said corporation and that they each executed the same as the act of such corporation for the purposes therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29<sup>th</sup> day of June, 2016.

Signature: *Ann Swisher*



Typed or printed name: Ann Swisher

My commission expires: March 24, 2019

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

Parcel 1:

Lot 7, CLINTON TOWNE CENTER, Clinton City, Davis County, Utah, according to the Official Plat thereof.

Parcel 2:

The non-exclusive easement for ingress, egress, parking and utilities, appurtenant to Parcel 1, described herein, as defined, described and created pursuant to that certain Declaration of Restrictions and Easements dated October 22, 1998, and recorded October 23, 1998, as Entry No. 1451282, in Book 2379, at Page 380, and First Amendment to Declaration of Restrictions and Easements recorded June 2, 2004, as Entry No. 1991287, in Book 3552, Page 315, of the Official Records of the Davis County Recorder.

14-266-0007