

Mail tax statements to:  
When Recorded, Mail To:  
1160 Lori Lane, LLC  
P.O. BOX 680902  
Park City, UT 84068

APN: 00-0020-3510

Esc. NCS- 967627-JH

(Space above this line for Recorder's Use)

**SPECIAL WARRANTY DEED**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MAVERIK, INC., a Utah corporation, formerly known as, and which acquired title as MAVERIK, INC., a Wyoming corporation ("Grantor"), hereby conveys and warrants against all who claim by, through, or under Grantor, but no others, to 1160 Lori Lane, LLC, a Utah limited liability company ("Grantee"), the real property situated in Wasatch County, State of Utah, and described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

TOGETHER WITH all tenements, hereditaments, and appurtenances belonging or in any wise appertaining thereto.

SUBJECT TO current taxes and assessments, zoning laws, rules and regulations, and to the reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record or enforceable at law or equity.

SUBJECT FURTHER TO THE FOLLOWING USE RESTRICTION: Commencing on the date of recordation of this Special Warranty Deed with the Office of the Wasatch County Recorder, and for a period of forty (40) years thereafter, neither the Property nor any portion thereof shall be used for any of the following purposes:

Operating a fuel service station, convenience store, or other business engaging in the sale of fuel. In addition, and not by way of example, the following convenience stores operating under the listed trade names, are prohibited upon the Property, or any portion thereof, for the time period specified herein: Tesoro, Chevron, Arco, Flying J, Circle K, Amoco, Phillips, Sinclair, 7-11, Exxon, Texaco, and Top Stop.

Operating a smoke shop or store.

*[signatures and acknowledgements are on the following page]*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 2nd day of December, 2019.

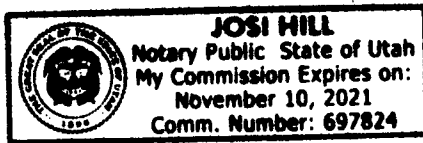
GRANTOR:

MAVERIK, INC.,  
a Utah corporation

By: [Signature]  
Name: ANDRE M LORTZ  
Its: VP + CFO

STATE OF UTAH                     )  
  :SS  
COUNTY OF SALT LAKE         )

On this 15 day of November, 2019, personally appeared before me Andre Lortz, known or satisfactorily proved to me to be the VP + CFO of MAVERIK, INC., a Utah corporation, who acknowledged to me that s/he signed the foregoing instrument as VP + CFO for said corporation.



[Signature]  
NOTARY PUBLIC

**EXHIBIT A TO DEED**  
**Legal Description**

**LOT 3, IROQUOIS PHASE 4 SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE**