

00676644 B: 1328 P: 1902

B: 1328 P: 1902 Fee \$13.00
Debbie B. Johnson, Iron County Recorder - Page 1 of 2
11/09/2015 03:01:22 PM By: LANDMARK TITLE COMPANY

When recorded, return to:

David F. Klomp
Associated Food Stores, Inc.
1850 West 2100 South
Salt Lake City, Utah 84119

Tax Parcel No.: 04-811-32
Parcel No. A-0772-0007-0000

WARRANTY DEED

FOR VALUE RECEIVED, RED STONE LAND INVESTMENT, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants to ASSOCIATED FOOD STORES, INC., a Utah corporation ("Grantee"), whose address is 1850 West 2100 South, Salt Lake City, Utah 84119, all of Grantor's right, title and interest in and to the following described tract of land in Iron County, Utah (the "Property"):

Beginning at a point South 88°55'27" East along the section line 703.47 feet and South 00°00'00" East 50.00 feet from the North quarter corner of Section 14, Township 35 South, Range 11 West, Salt Lake Base and Meridian. Said point being on the South right-of-way line of Mid-Valley Road, running thence South 88°55'27" East along said right-of-way line 601.35 feet to the PC of a curve to the right, curve data: Delta =89°23'01", Radius=35.00', chord=South 44°13'57" East 49.23', thence along the arc of said curve 54.60 feet to the PT; said point being on the West right of way line of Minersville Highway; running thence South 00°27'34" West along said right of way line 719.65 feet; thence North 89°33'40" West 635.67 feet; thence North 00°26'18" East 761.35 feet to the point of beginning.

Subject to a 10.00' public utility easement along the North and East lines of the above described parcel.

+++

Together with all of Grantor's right, title and interest in and to (a) all easements, rights of way, benefits, and appurtenances running with or pertaining to the Property; (b) all improvements located on, and all of Grantor's right, title and interest in any land lying in the bed of any body of water, waterway or public street, public road or public avenue immediately in front of and adjoining the Property; (c) all of Grantor's interest in and to oil, gas, geothermal, water and mineral rights, wells, and all water rights appurtenant to the Property, including without limitation Grantor's rights and interests with respect to Utah Water Users Claim No. 73-42 for twenty-three (23) acre feet of water; (d) any and all entitlements and other intangible assets and/or rights appurtenant to the Property; (e) any and all leases, licenses, permits, warranties or guaranties pertaining to the Property; (f) any and all personal property located on the Property;

LTC 55382

Witness the hand of said Grantor this 6th day of November, 2015.

RED STONE LAND INVESTMENT LLC

By: *Jonathan M. Prince*

Name: Jonathan M. Prince

Title: Manager

STATE OF UTAH)
 : ss.
County of Iron)

On November 6th 2015, personally appeared before me Jonathan M. Prince, the Manager of Red Stone Land Investment, LLC, a Utah limited liability company, who duly acknowledged to and before me that he signed the foregoing instrument for and on behalf of said limited liability company, having all requisite authority to so act.

Kelly Houser
Notary Public

[seal]

