

When Recorded Please Return To:
CONOCO INC.
Real Property Administration
P. O. Box 1267
Ponca City, OK 74603

RETURNED

SEP 14 1992

E# 991435 BK 1531 PG 10
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1992 SEP 14 9:02 AM FEE 18.00 DEP DJW
REC'D FOR CONOCO INC

SPECIAL WARRANTY DEED

STATE OF UTAH §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIS §

W/2 36 20-140

THAT PIONEER INVESTMENTS CORP. (formerly PIONEER PIPE
LINE COMPANY), a Delaware corporation, Grantor, whose office
address is P.O. Box 1267, Attention: Manager, RPA, Ponca
City, Oklahoma 74603, hereby conveys and warrants to SALT
LAKE TERMINAL COMPANY, a Delaware corporation, Grantee,
whose office address is P.O. Box 1267, Attention: Manager,
RPA, Ponca City, Oklahoma 74603, for the sum of \$10.00 and
other good and valuable consideration, those certain tracts
of land in Davis County, Utah, more particularly described
in Exhibit "A" attached hereto and made a part hereof,
subject to any and all easements, rights of way, restric-
tions and encumbrances of record; 06-092-0022

And said Grantor, for itself, its successors and
assigns, hereby covenants with said Grantee that the
premises are free of any encumbrances created by said
Grantor, other than any encumbrances of record, and that
Grantor and Grantor's successors and assigns will forever
warrant and defend title to said premises unto said Grantee,
its successors and assigns, against any and all persons

whomsoever lawfully claiming under said Grantor, but not further.

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IN WITNESS WHEREOF, said Grantor has hereunto subscribed its name this 27th day of August, 1992.

ATTEST:

PIONEER INVESTMENTS CORP.

By: E. L. Oshlo HS

Name: E. L. Oshlo

Title: Vice President

STATE OF TEXAS §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me this 27 day of August, 1992, by E. L. Oshlo, Vice-President of PIONEER INVESTMENTS CORP., a Delaware corporation.

Linda C. Anderson
Notary Public in and for
The State of Texas

MY COMMISSION EXPIRES:

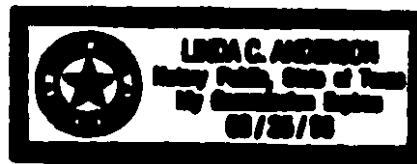


EXHIBIT "A"

All those certain tracts or parcels of land situated in Davis County, Utah, and more particularly described as follows:

Parcel No. 1:

± 991435 BK 1531 PG 12

Beginning in the center of street at a point 179.66 feet South and 2439.1 feet East of the Northwest corner of the Southwest Quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence South 235.4 feet along center of said street; thence West 1580 feet; thence North 235.4 feet; thence East 1580 feet to the point of beginning.

Being the same land conveyed by W. R. Flanagan and Lena Flanagan, his wife, to Pioneer Pipe Line Company by Deed dated May 12, 1952, recorded in Book 38, page 120 of the Deed Records of Davis County, Utah.

Parcel No. 2:

± 06-092-0022

Beginning at a point 12.54 chains North and 2439.1 feet East from the Northwest corner of the Southwest quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian, said point being in the center of a certain 4-rod street known as Onion Street, and running thence South 336 feet; thence West 1859 feet to the East line of the Union Pacific Railroad Right of way; thence Northeasterly along said railroad right of way 347.5 feet; thence East 1770 feet to the point of beginning.

± 06-092-0022

Subject to the three foot right of way along the North line of said property for ditch purposes, as of record.

Being the same land conveyed by W. R. Flanagan and Lena Flanagan, his wife, to Pioneer Pipe Line Company by Deed dated May 12, 1952, recorded in Book 38, page 121 of the Deed Records of Davis County, Utah.

Parcel No. 3:

Beginning at a point 148.64 feet North and 2439.1 feet East of the Northwest corner of the Southwest Quarter of Section 36, Township 2 North, Range 1 West, Salt

Lake Base & Meridian, said point of beginning being in the center of a certain 4-rod street known as Onion Street; and running thence West 1949.84 feet to the East line of the Union Pacific Railroad right of way; thence Northeasterly along the East line of said right of way 354.8 feet; thence East 1859 feet to the center of a 4-rod street; thence South 343 feet to the point of beginning.

Run 06-092-0022

Being the same land conveyed by W. R. Flanagan and Lena Flanagan, his wife, to Pioneer Pipe Line Company by Deed dated May 12, 1952, recorded in Book 38, page 122 of the Deed Records of Davis County, Utah.

Parcel No. 4:

Beginning in the center of a street at a point 148.64 feet North and 2439.1 feet East of the Northwest corner of the Southwest Quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence south 328.8 feet along the center of said street; thence West 2036.18 feet to the East line of the Union Pacific Railroad right of way; thence Northeasterly 339.7 feet along the East line of said right of way to a point due West of the point of beginning; thence East 1949.84 feet to the point of beginning.

pt 06-092-0022

Being the same land conveyed by W. R. Flanagan and Lena Flanagan, his wife, to Pioneer Pipe Line Company by Deed dated May 12, 1952, recorded in Book 38, page 123 of the Deed Records of Davis County, Utah.

Parcel No. 5:

Beginning in the center of a street at a point 415.06 feet South and 2439.1 feet East of the Northwest corner of the Southwest quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence West 1580 feet; thence South 379.1 feet to the North line of a street; thence Easterly 1580 feet, more or less, along the North line of said street to the center line of the first mentioned street; thence North 393.3 feet, more or less, along the center of said street to the point of beginning.

06-092-0022 pt

ALSO: Beginning in the center of street at a point 179.66 feet South and 2439.1 feet East of the Northwest corner of the Southwest Quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence South 235.4 feet along center of said street; thence West 1580 feet; thence North 235.4 feet; thence East 1580 feet to the point of beginning.

Being the same land conveyed by W. R. Flanagan and Lena Flanagan, his wife, to Pioneer Pipe Line Company by Deed dated May 12, 1952, recorded in Book 38, page 124 of the Deed Records of Davis County, Utah.

pt 06-092-0022 pt

LESS AND EXCEPT the following parcel:

A tract of land for highway known as Project No. 01-7 situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, T2N, RIW, S.L.M. The boundaries of said tract of land are described as follows: Beginning 2439.1 feet east and 808.38 ft. south from the W $\frac{1}{4}$ corner of said Section 36, thence North 803.1 ft; thence West 38 ft., more or less, to the westerly right of way line of 800 West Street and opposite Engineers Station 8+90.8 of the base line survey of said 800 West Street; thence S. 9° 47' W. 101.4 ft.; thence Southerly 148.9 ft. along the arc of a 250.0 ft. radius curve to the right concentric with and 50.0 ft. radially distant westerly from the center line of a northwesterly frontage road (Note: Tangent to said curve at its point of beginning bears S. 0°08'W.) thence S. 34° 15' W. 575.8 ft. to a point of tangency with a 150.0 ft. radius curve to the right; thence Southwesterly 108 ft., more or less, along the arc of said 150.0 ft. radius curve to the northerly right of way line of 6500 South Street; thence South 22 ft., more or less; thence East 503 ft., more or less, to the point of beginning as shown on the official map of said project on file in the office of the State Road Commission of Utah. Above described tract of land contains 4.22 acres, more or less, of which 0.93 acre, more or less, is now occupied by the existing highways. Balance 3.29 acres, more or less

Being the same land conveyed by Pioneer Pipe Line Company to the State Road Commission of Utah by Quit Claim Deed dated February 3, 1960, recorded in Book 190, page 53 of the Deed Records of Davis County, Utah.

AND LESS AND EXCEPT the following parcel:

Beginning at a point on the north right-of-way line of 6500 South Street, said point being South 791.60 feet along the section line from the Northwest corner of the Southwest quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and 1,867.7 feet East, parallel to the centerline of 6500 South Street, thence N 0° 03' W 513.0 feet; thence N 89° 57' E 156.61 feet; thence S 55° 45' W 242.37 feet to the westerly right-of-way line of 800 West Street; thence S 34° 15' W 362.34 feet; along said right-of-way line to the beginning of a 150 foot radius curve to the right; thence Southwesterly along the arc of said 150 foot radius curve a distance of 108 feet; thence S 0° 03' E 16.62 feet to the northerly right-of-way line of 6500 South Street; thence N 89° 50' W 66.13 feet to the point of beginning and containing 2.75 acres, more or less.

Being the same land conveyed by Pioneer Pipe Line Company to Continental Oil Company by Special Warranty Deed dated December 31, 1963, recorded in Book 284, page 192 of the Deed Records of Davis County, Utah.

less (06-0840021)