



**Special Warranty Deed**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Sheridan, Wyoming  
 SWY No. 2664

**SPECIAL WARRANTY DEED**

THE STATE OF WYOMING )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF SHERIDAN )

That **Safeway Inc.**, a Delaware corporation (successor in interest to Safeway Stores, Incorporated, a Delaware corporation) ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by **CJM Limited Liability Limited Partnership**, an Idaho limited partnership ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, whose address is 621 Washington Street South, Twin Falls, Idaho 83301, the real property described on **Exhibit "A"** attached hereto and made part hereof, together with all of Grantor's right, title and interest in and to any improvements, easements, and rights-of-way, if any (the "**Property**").

This conveyance is expressly made and accepted subject to all reservations, restrictions, exceptions, easements, and rights-of-way of record, and the exceptions set forth in **Exhibit "B"** attached hereto and made a part hereof by reference (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, subject to the Permitted Exceptions, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

[Acknowledgment and Signature Page to Follow]



2015-717993 3/9/2015 10:22 AM PAGE: 2 OF 5  
BOOK: 552 PAGE: 139 FEES: \$24.00 PK SPECIAL WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXECUTED on this 3<sup>RD</sup> day of March, 2015.

GRANTOR:

SAFEWAY INC.,  
a Delaware corporation

By: 

Name: Thomas L. Hanavan

Its: Vice President



"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

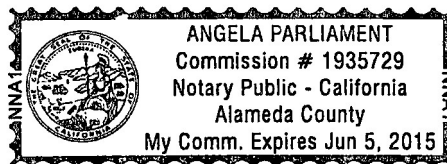
STATE OF CA )SS  
COUNTY OF Alameda )

On February 24, 2015, before me, Angela Parliament, Notary Public, personally appeared Thomas J. Monahan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



My Commission Expires: 6/5/15

*This area for official notarial seal*

Notary Name: ANGELA PARLIAMENT  
Notary Registration Number: 1935729

Notary Phone: (925) 226-5273  
County of Principal Place of Business: Alameda

After Recording, Please Return To:

Brian C. Cheney  
Snell & Wilmer, L.L.P.  
15 West South Temple, Suite 1200  
Salt Lake City, Utah 84101



**Exhibit "A" to Special Warranty Deed**

**Lots 14, 15, 16, 17, 18, 19, 28, 29, 30, and 31, Block 4, South Park Addition to the Town, now City of Sheridan, Sheridan County, Wyoming**

**Excepting therefrom that portion of Lot 19 conveyed to the State Highway Commission by instrument recorded May 28, 1980 in Book 249 of Deeds, Page 39, said Lots situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 27, and SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 26, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming**



**Exhibit "B" to Special Warranty Deed**

**Permitted Exceptions.**

1. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
2. Ownership or title to any mineral interest, and the effect on the surface of the exercise of the mineral rights.
3. Taxes for the year 2015, a lien not yet due or payable.
4. Easement or easements established or disclosed in document dated May 10, 1973, recorded May 25, 1973, in Book 194, Page 439, Sheridan County, Wyoming records.
5. All matters, facts, rights, claims or interests that would be shown by an accurate survey.

**NO. 2015-717993 SPECIAL WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

Special Warranty Deed – Store #2664

Exhibit B-1

CHI 65613247