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7/19/2006 11:00:00 AM \$14.00

Book - 9323 Pg - 7853-7855

Gary W. Ott

Recorder, Salt Lake County, UT

TALON GROUP

BY: eCASH, DEPUTY - EF 3 P.

When Recorded mail to:
STF Investments, LLC
c/o Steve Forsberg
2270 So. Main Street
South Salt Lake City, Utah 84115

Escrow No. 230807ML

Warranty Deed

Intermountain Holding Co., a Utah Limited Partnership, who acquired title as Intermountain Holding Company, a partnership, organized and existing under the laws of the State of Utah, with its principal office at 1738 Countryside Drive, Salt Lake City, Utah 84106, as GRANTOR, hereby conveys and warrants to **STF Investments, LLC, a Utah Limited Liability Company**, as GRANTEE, of Salt Lake City, County of Salt Lake, State of Utah for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah:

See Exhibit "A" attached hereto and by reference to made a part hereof.

For reference Purposes Only: Tax Parcel No. 15-24-280-011 and 15-24-280-012

SUBJECT TO all easements, covenants, restrictions, rights-of-way and reservations appearing of record, and taxes for the year 2006, and thereafter.

WITNESS the hand of said GRANTOR, this 11 day of July, 2006.

Intermountain Holding Co., a
Utah Limited Partnership

By Elise T. Bowers, MGP/gp
Elise T. Bowers, Managing
General Partner and General Partner

By Kevin R. Bowers, GP
Kevin R. Bowers, General Partner

EXHIBIT 'A'

File No.: **NCS-230807-SLC (ML)**

07/11/2006

Property: **2270 S Main Street, South Salt Lake, UT 84115**

Being a portion of Lot 7, Block 40, Ten Acre Plat "A", Big Field Survey and also being a portion of the East half of the Northeast quarter of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah and being described as follows:

Commencing at the Southeast corner of said Lot 7; thence South 89°51'26" West, along the Southerly line of said Lot 7, 40.00 feet to the Westerly line of Main Street; thence North 00°03'06" East, along the Westerly line of said Main Street, 268.50 feet to the point of beginning; thence continuing along the Westerly line of said Main Street North 00°03'06" East, 81.50 feet to the Southerly line of Senior Way; thence South 89°51'26" West, along the Southerly line of said Senior Way, 200.06 feet; thence South 00°03'06" West, parallel to the West line of said Main Street, 81.00 feet; thence North 90°00'00" East, 200.05 feet to the point of beginning.

A.P.N. 15-24-280-011