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3/26/2007 3:57:00 PM \$12.00
Book - 9440 Pg - 2629-2630
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

MAIL TAX NOTICE TO:

J&I, LLC
Attn: Ivan Radman
925 South 4400 West
Salt Lake City, Utah 84104

Parcel Numbers: 15-07-200-017;
15-07-251-004; and 005

SPECIAL WARRANTY DEED

NAMDAR, L.C., a Utah limited liability company

,GRANTOR

of 925 South 4400 West, Salt Lake city, Utah 84104, hereby CONVEYS and
WARRANTS against any and all claiming by, through or under it to:

J & I, LLC, a Utah limited liability company

,GRANTEE

of 925 South 4400 West, Salt Lake city, Utah 84104 for the sum of TEN AND 00/100
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following
described tract of land in Salt Lake County, State of Utah:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"
AND BY THIS REFERENCE IS MADE A PART HEREOF

SUBJECT TO easements, covenants, restrictions, rights of way and
reservations appearing of record and real property taxes and
assessments for the year 2007 and thereafter.

WITNESS, the hand of said grantor, this 26 day of March 2007.

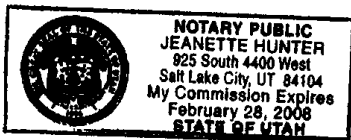
NAMDAR, L.C., a Utah
limited liability company

By: Ivan Radman
Name: IVAN RADMAN
Its: Manager

COURTESY RECORDING
This Document is being recorded solely as a
courtesy and an accommodation to the parties
named herein. METRO NATIONAL TITLE hereby
expressly disclaims any responsibility or liability for
the accuracy of the content thereof.

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 26 day of March 2007, personally appeared before me,
Ivan Radman, the signer of the foregoing
instrument, who duly acknowledged to me that he executed the same in his capacity as
the Manager of NAMDAR, L.C. a Utah limited liability company and who further
acknowledged that said limited liability company executed the same.



Jeanette Hunter
NOTARY PUBLIC

EXHIBIT "A"

A parcel of land located in the Northeast Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

All of Lot 4, Minor Subdivision and Lots 25, 26, 27 and 28 of Senior's Five Acre Plat, described as follows:

BEGINNING at the southwest corner of Lot 4, Minor Subdivision, recorded March 20, 2000 as Entry No. 7598575 in Book 2000P at Page 73 of the Salt Lake County records, said corner being North 89°59'38" East 40.56 feet along the south line of the Northeast Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian and along the east right-of-way line of 4400 West Street North 05°13'06" West 14.12 feet from the Center Quarter Corner of said Section 7, and thence continuing along said east right-of-way line North 05°13'06" West 331.70 feet to the northwest corner of said Lot 4; thence South 89°37'39" East 692.16 feet to the northeast corner of said Lot 4; thence North 00°06'47" West 276.76 feet to the northwest corner of Lot 25, Senior's Five Acre Plat, recorded October 28, 1908 as Entry No. 241486 in Book E at Page 60 of said records; thence South 89°35'39" East 1,285.60 feet to the northeast corner of Lot 28 of said Senior's Five Acre Plat; thence South 00°22'28" East 592.84 feet to the southeast Corner of said Lot 28; thence South 89°59'38" West 1947.83 feet to the POINT OF BEGINNING. Said parcel contains 1,027,616 square feet or 23.59 acres, more or less.

{ FILENAME \p }