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WHEN RECORDED, RETURN TO:
Kent H. Collins
Parr Waddoups Brown Gee & Loveless
185 South State Street, Suite 1300
Salt Lake City, Utah 84147

M

ENT 31459:2003 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Mar 04 11:50 am FEE 16.00 BY SN
RECORDED FOR PARR WADDOUPS BROWN

SPECIAL WARRANTY DEED

The Richard Albert Nimer Family Limited Partnership, and Arlea W. Tolboe, as trustee of The Harold E. Nimer Shelter Trust, grantors, hereby convey and warrant against all claiming by, through, or under them, to Nimer Rental Properties, LC, a Utah limited liability company, of 701 West 700 South, Orem, Utah 84058, grantee, for the sum of \$10 and other valuable consideration, the receipt and sufficiency of which are acknowledged, the following described parcel tracts of real property, exclusive of improvements, located in Utah County, State of Utah:

Parcel 1: Commencing at a point located North 509.82 feet and East 1037.76 feet from the West one-quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 18° 30' 43" feet 194.01 feet; thence South 89° 30' 04" East 184.00 feet; thence South 18° 30' 43" West 194.01 feet; thence North 89° 30' 04" West 184 feet to the point of beginning. Area = 0.77 acre, more or less.

Parcel 2: Commencing 361.75 feet North and 1087.34 feet East of the West quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 19° 13' 32" West 352.28 feet along the East boundary of Orem City property; thence South 89° 30' 08" East 478.88 feet; thence North 12° 44' 20" West 66.30 feet; thence North 89° 16' 26" East 131.76 feet to the West boundary of State Street; thence South 18° 32' 33" East 412.28 feet along the West boundary of State Street; thence South 89° 02' 58" West 227.03 feet; thence North 89° 33' 33" West 374.35 feet to point of beginning.

EXCEPTING THEREFROM the following: Commencing at a point located North 361.75 feet and East 1087.34 feet from the West one-quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 18° 30' 43" West 156.14 feet; thence South 89° 30' 04" East 608.18 feet; thence South 18° 32' 33" East along the West boundary of State Street 150.28 feet; thence South 89° 02' 58" West 227.23 feet; thence North 89° 28' 26" West 379.18 feet to the point of beginning

Together with all appurtenances thereunto belonging, however excepting therefrom all improvements thereon.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all municipal, city, county, and state restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

Tax Parcel No. 18-048-0015-412

DATED this 8 day of JANUARY, 2003

THE RICHARD ALBERT NIMER FAMILY LIMITED PARTNERSHIP, a limited partnership

KATHERINE L NIMER

By: Katherine L Nimer
~~Evelyn Lillie Nimer~~, as trustee of The Evelyn Lillie Nimer Revocable Trust

By: Richard A Nimer
Richard Albert Nimer, as trustee of The Evelyn Lillie Nimer Revocable Trust

THE HAROLD E. NIMER SHELTER TRUST

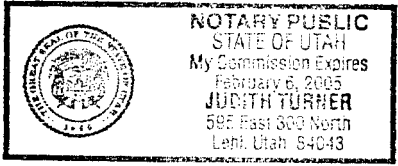
By: Arlea W. Tolboe
Arlea W. Tolboe, Trustee

STATE OF UTAH)
COUNTY OF UTAH) :SS

KATHERINE L

On the 8 day of January, 2003, personally appeared before me ~~Evelyn Lillie Nimer~~ and Richard Albert Nimer, the signers of the above instrument who duly acknowledged to me that they executed the same, as trustees of The Richard Albert Nimer Family Limited Partnership.

(SEAL)



My Commission Expires:
Feb 6, 2005

Judith Turner
Notary Public

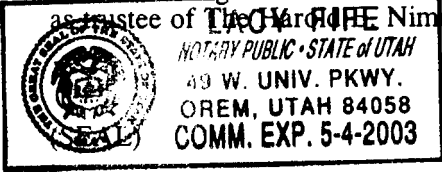
Residing at:
Lehi Utah

STATE OF UTAH)

COUNTY OF Utah)

:SS)

On the 3rd day of July, ²⁰⁰² 2001, personally appeared before me Arlea W. Tolboe, the signer of the above instrument who duly acknowledged to me that she executed the same, as trustee of ~~The Charles R. Nimer Family Shelter Trust.~~



[Signature]
Notary Public

My Commission Expires:

5/3/04

Residing at:

Capital Community Bank