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SECURITY TITLE INSURANCE AGENCY OF UTAH NO. 00073040

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Book - 8764 PB - 1994-1995
GARY W. OTT
RECORDER, SALI LAKE COUNTY, UTAL
SECURITY TITLE INS AGENCY
EY: ZJM, DEPUTY - WI 2 P.

SPECIAL WARRANTY DEED

EDWARD WEST ROSENBERGER, of Salt Lake, State of Utah, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to WOLFE MANAGEMENT LLC, grantee of 51 East 400 South, #210, Salt Lake City, Utah for the sum of \$10.00 the following described tract of land in Salt Lake County, State of Utah:

See Exhibit A attached hereto and made a part hereof.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 27th day of March, 2003.

Attest:			Sall of
)By EDWARD WEST ROSENBER ()(
STATE OF UTAH) SS.		
COUNTY OF SALT LAKE)		

On this day personally appeared before me Edward West Rosenberger to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 27th day of March, 2003.

Residing at:

Commission Expires:

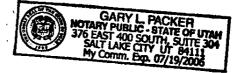


Exhibit A



Parcel 1:

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The North 32-1/2 feet of the East 125.5 feet of Lot 14, Walker's Subdivision of Block 4, Plat "A", Salt Lake City Survey, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder. (15-12-277-015)

Parcel 1A:

Together with a right of way over the following described tract of land:

Commencing at a point 15.5 feet East of the Southwest corner of Lot 15, Walker's Subdivision of Block 4, Plat "A", Salt Lake City Survey; and running thence North 242-1/2 feet; thence East 12.5 feet; thence South 242-1/2 feet to the South boundary of said Lot 15; thence West 12.5 feet to the place of beginning.

Parcel 1B:

Nonexclusive easements set forth in the certain non-exclusive Easement Agreement, recorded July 18, 2002 as Entry No. 8296657 in Book 8621 at Page 4664 of Official records, over the following:

Beginning at a point North 89°57'15" East 225.65 feet along the monument line and South 475.33 feet from an existing Salt Lake City Survey monument located at the intersection of 800 South Street and West Temple Street, said point also being South 89°55'15" East 159.21 feet and South 406.00 feet from the Northwest Corner of Lot 16, Walker's Subdivision of Block 4, Plat A, Salt Lake City Survey and running; thence South 89°55'15" East 12.50 feet to a point on the property line; thence South 0°01'48" East 12.00 feet along the said property line; thence South 89°55'15" East 12.50 feet along the said property line; thence South 23.53 feet; thence East 59.17 feet; thence North 21.43 feet; thence East 11.00 feet; thence South 21.43 feet; thence East 42.84 feet to the West line of Richards Street; thence South 0°01'48" East 15.00 feet along said West line; thence West 138.00 feet; thence North 0°01'48" West 50.57 feet to the point of beginning.