

4898349

When recorded mail to:

American Equipment Sales, Inc.

1208 North Beck Street

Salt Lake City, Utah 84116

Parcel Numbers: 08-25-126-005 and 08-25-126-012

SPECIAL WARRANTY DEED

SINCLAIR REAL ESTATE COMPANY, a Wyoming Corporation, successor in interest to Sinclair Oil Corporation a Wyoming Corporation, successor in interest by merger to Little America Hotel Corporation, a Utah corporation, ("Grantor"), having a mailing address of P.O. Box 30825, Salt Lake City, Utah 84130-0825, for the sum of Ten Dollars (\$10.00) and other valuable consideration the sufficiency of which is hereby acknowledged, does hereby grant, convey and warrant against all claiming by through and under Grantor to American Equipment Sales, Inc., a Utah corporation, ("Grantee"), the land known as 1208 North Beck Street, Salt Lake City, Utah, also described on the attached Exhibit A.

Subject to all restrictions, recorded or unrecorded, easements, encroachments, roads and highways, questions of survey; general taxes for the year 2007 and all subsequent years; all special taxes or special assessments, levied or assessed, and all installments of special taxes or special assessments, not due and payable as of the date hereof.

And subject to an unrestricted easement in favor of Sinclair Real Estate Company its successors and assigns described as follows:

Beginning at a point North 00°27'32" West 1870.391 feet along the Quarter Section line and WEST 596.363 feet and South 45°57'11" West 547.166 feet to the northeasterly line of Beck Street from the Center of Section 25, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence North 43°46'53" West 50.00 feet along said northeasterly line of Beck Street; thence North 45°57'11" East 50.00 feet; thence South 43°46'53" East 50.00 feet; thence South 45°57'11" West 50.00 feet to the point of beginning.

Witness the hand of Grantor, this 28th day of June 2007

SINCLAIR REAL ESTATE COMPANY

By

Stephen E. Holding
Stephen E. Holding
President

STATE OF UTAH)

: ss.

County of Salt Lake)

On this 28 day of June 2007, personally appeared before Stephen E. Holding who, being duly sworn, did say he is the President of Sinclair Real Estate Company, a Wyoming corporation, and that the foregoing instrument was signed on behalf of said corporation.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year in this certificate above written.

Trudy G. Case
Notary Public

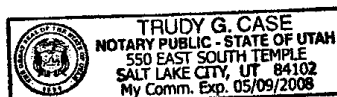


EXHIBIT A

Beginning at a point North 00°27'32" West 1870.391 feet along the Quarter Section line and West 596.363 feet from the Center of Section 25, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence South 45°57'11" West 547.166 feet to the northeasterly line of Beck Street; thence North 43°46'53" West 194.592 feet along said northeasterly line according to Salt Lake City Corporation Survey No. 1042, dated 10/6/87, filed in the Salt Lake City Engineer's Office; thence North 46°09'00" East 424.285 feet along the northwesterly line of the Little America Hotel Corporation property described in Correction Quit-Claim Deed recorded April 14, 1982 as Entry Number 3666139, Book 5362 Page 96 of the Salt Lake County Recorder's Office; thence South 79°14'00" East 121.770 feet along a southwesterly line of the Pinshon Properties, LLC property as described in Correction Warranty Deed recorded 10/5/2000 as Entry Number 7733644, Book 8392 Page 7236 of the Salt Lake County Recorder's Office; thence Southeasterly 107.465 feet along said southwesterly line, also being a 331.220 foot radius non-tangent curve to the right, from which the radius point bears South 07°41'40" West (delta = 18°35'23" and long chord bears South 73°00'38" East 106.995 feet); thence South 45°57'11" West 547.166 feet to the point of beginning.