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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
STOEL RIVES
201 S MAIN STE. 1100
SLC UT 84111
BY: SAM, DEPUTY - WI 3 P.

WHEN RECORDED, MAIL TO:

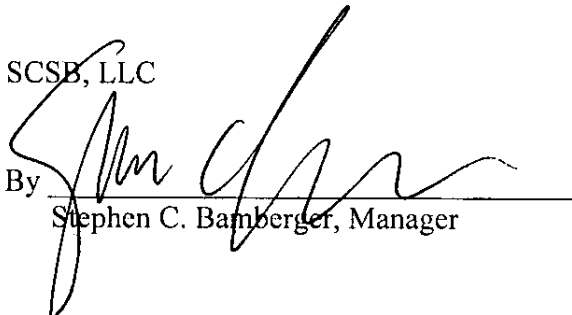
Richard H. Johnson, II
Stoel Rives LLP
201 South Main Street, Suite 1100
Salt Lake City, Utah 84111

**SPECIAL
WARRANTY DEED**

SCSB, LLC, a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS against those claiming by, through, or under said Grantor, but not otherwise, to IN & OUT CORPORATION, a Utah corporation, of 163 South Main Street, Salt Lake City, Utah 84111, Grantee, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, its undivided 50% interest in that certain real property located near 300 South in Salt Lake County, State of Utah, and more particularly described in Exhibit A hereto.

SCSB, LLC

By


Stephen C. Bamberger, Manager

WITNESS the hand of said Grantor as of this 23rd day of May, 2008.

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

The foregoing instrument was acknowledged before me this 18th day of December, 2008, by STEPHEN C. BAMBERGER, Manager of SCSB, LLC.




Notary Public

EXHIBIT A

**Property Description
(Bob Property)**

(1) 43, 45 and 53 West 300 South, Salt Lake City, Utah, more particularly described as follows:

Parcel 1:

Beginning 151 feet East from the Northwest corner of Lot 5, Block 51, Plat "A", Salt Lake City Survey; thence East 104.75 feet; thence South 10 rods; thence West 104.75 feet; thence North 10 rods to the point of beginning.

Parcel 2:

Beginning 1.5 rods West of the Northeast corner of Lot 5, Block 51, Plat "A", Salt Lake City Survey; thence West 3 rods; thence South 10 rods; thence East 3 rods; thence North 10 rods to the point of beginning.

Parcel 3:

Beginning at the Northeast corner of Lot 5, Block 51, Plat "A", Salt Lake City Survey; and running thence West 24.75 feet; thence South 165 feet; thence East 24.75 feet; thence North 165 feet to the point of beginning.

Parcel 3-A:

A non-exclusive right of way for ingress and egress and incidental purposes more particularly described as follows:

Beginning at a point 33 feet North and 165 feet West from the Southeast corner of Lot 7, in said Block 51, and running thence North 132 feet; thence West 189.75 feet; thence South 16 feet; thence East 171.75 feet; thence South 45° East 11.31 feet; thence South 108 feet; thence East 10 feet to the point of beginning.

Tax ID No. 15-01-430-001

(2) 65-79 West 300 South, Salt Lake City, Utah, more particularly described as follows:

Parcel 1:

Beginning at the Northwest corner of Lot 5, Block 51, Plat "A", Salt Lake City Survey; and running thence East along the North line of said Lot 5 a distance of 151 feet; thence South

80.35 feet; thence West 151 feet to the West line of said Lot 5; thence North along the West line of said Lot 5 a distance of 80.25 feet to the point of beginning.

Parcel 1-A:

Together with a Right of Way over the following:

Beginning at a point on the West line of Lot 5, Block 51, Plat "A", Salt Lake City Survey 80.25 feet South from the Northwest corner of said Lot 5, thence East 130.75 feet; thence South 10.5 feet; thence West 130.75 to the West line of said Lot 5, thence North along said West line of said Lot 5 a distance of 10.5 feet to the place of beginning.

Tax ID No. 15-01-281-001