



When recorded, return to:
BT Property, LLC, Real Estate Department
55 Glenlake Parkway, NE
Atlanta, Georgia 30328
Attention: Rich Rubin

SPECIAL WARRANTY DEED

Wadman Investments, a limited partnership organized and existing under the laws of the State of Utah, with its principal office at 2920 South 925 West, Ogden, Utah 84401, of County of Weber, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to BT Property, LLC, a Delaware limited liability company, grantee, of 55 Glenlake Parkway, NE, Atlanta, Georgia, 30328, Attn: Real Estate Department, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land (hereinafter, the "Property") in Weber County, State of Utah:

Please see Exhibit "A" annexed hereto and incorporated herein by this reference.

Grantor also hereby CONVEYS, WARRANTS AND GRANTS to grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, a temporary nonexclusive easement (the "Easement") for ingress and egress to and from the Property and appurtenant thereto, over and across the following described tract of land (the "Ingress and Egress Tract") also located in Weber County, State of Utah:

Please see Exhibit "B" annexed hereto and incorporated herein by this reference.

The Easement shall lapse and be of no further force nor effect at such time as the Ingress and Egress Tract has become a publicly dedicated street.

The general partner signing this deed hereby certifies that he has the power and authority to execute this deed and make the transfer represented thereby.

In witness whereof, the grantor has caused its partnership name and seal to be hereunto affixed by its duly authorized general partner and _____ this 26th day of JANUARY, A.D. 2004.

Wadman Investments, a Utah limited partnership

By: _____
General Partner

Attest:
By: Brita Dyer
Title: _____

[SEAL]

E# 2007642 PG 1 OF 4
DOUG CROFTS, WEBER COUNTY RECORDER
27-JAN-04 4:08 PM FEE \$15.00 DEP SGC
REC FOR: BACKMAN, STEWART, TITLE

040619002

14

STATE OF UTAH
County of WEBER

On the 26th day of January, A.D. 2004 personally appeared before me
V. JAY WADMAN who being by me
duly sworn did say, each for himself, that he, the said _____
V. JAY WADMAN is the _____ General Partner, and he, the said
V. JAY WADMAN is the General Partner of
WADMAN INVESTMENTS limited partnership by
authority of a partnership resolution

_____ each duly acknowledged to
me that said V. JAY WADMAN executed the same and that the seal affixed is the seal of
said limited partnership.

Laura L. Lunda

Notary Public
Residing at: Cody, Utah
My Commission Expires: 8-7-07
Notary Seal:



EXHIBIT A

14-038-0032 T.

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH,
RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

F
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE LOCATED NORTH 00DEG.02'00" EAST 578.96 FEET AND SOUTH 89DEG.02'00" EAST 33.00 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED SOUTH 00DEG.22'18" WEST 1650.06 FEET ALONG THE WEST LINE OF SAID SECTION AND SOUTH 89DEG.37'42" EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; RUNNING THENCE NORTH 00DEG.2'00" EAST 284.50 FEET; THENCE SOUTH 89DEG.40'46" EAST 493.63 FEET; THENCE SOUTH 00DEG.02'00" WEST 40.00 FEET; THENCE SOUTH 89DEG.40'46" EAST 191.28 FEET; THENCE NORTH 50DEG.15'54" EAST 87.91 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 1000 WEST STREET (WADMAN DRIVE); THENCE SOUTH 34DEG.07'30" EAST 39.05 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 49DEG.21'35" WEST 173.03 FEET; THENCE NORTH 89DEG.42'49" WEST 25.54 FEET; THENCE SOUTH 08DEG.16'11" EAST 70.92 FEET; THENCE SOUTH 00DEG.02'00" WEST 106.13 FEET TO THE BACK OF THE EXISTING CURB AND GUTTER; THENCE NORTH 89DEG.02'00" WEST 627.95 FEET ALONG SAID BACK OF CURB AND GUTTER PROJECTION TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00DEG.02'00" EAST 14.01 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.
CONTAINING 4.41 ACRES.

~~14-038-0032~~

EXHIBIT B

14-038-0015-ABS ONLY

TOGETHER WITH A TEMPORARY EASEMENT

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH,
RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF KERSHAW STREET AND THE WEST LINE OF 1000 WEST STREET (WADMAN DRIVE) LOCATED 876.29 FEET SOUTH 89DEG.02'00" EAST AND 35.00 FEET NORTH 00DEG.58'00" EAST FROM THE INTERSECTION OF PENNSYLVANIA AVENUE (1100 WEST STREET) AND KERSHAW STREET; RUNNING THENCE NORTH 00DEG.58'00" EAST 613.15 FEET; THENCE TO THE LEFT ALONG THE ARC OF A 286.28 FOOT RADIUS CURVE, A DISTANCE OF 175.34 FEET, CHORD BEARS NORTH 16DEG.34'45" WEST 172.61 FEET; THENCE NORTH 34DEG.07'30" WEST 528.28 FEET; THENCE TO THE LEFT ALONG THE ARC OF A 158.67 FOOT RADIUS CURVE, A DISTANCE OF 154.67 FEET, CHORD BEARS NORTH 62 DEG.03'00" WEST 148.62 FEET; THENCE NORTH 89DEG.58'30" WEST 376.45 FEET TO SAID EAST LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 00DEG.02'00" EAST 27.95 FEET; (2) TO THE RIGHT ALONG THE ARC OF A 1112.00 FOOT RADIUS CURVE, A DISTANCE OF 32.05 FEET, CHORD BEARS NORTH 00DEG.51'33" EAST 32.05 FEET; THENCE SOUTH 89DEG.58'30" EAST 375.98 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A 218.67 FOOT RADIUS CURVE, A DISTANCE OF 213.15 FEET, CHORD BEARS SOUTH 62DEG.03'00" EAST 240.81 FEET; THENCE SOUTH 34DEG.07'30" EAST 528.28 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A 346.28 FOOT RADIUS CURVE, A DISTANCE OF 212.08 FEET, CHORD BEARS SOUTH 16DEG.34'45" EAST 208.79 FEET; THENCE SOUTH 00DEG.58'00" WEST 613.15 FEET TO THE NORTH LINE OF KERSHAW STREET; THENCE NORTH 89DEG.02'00" WEST 60 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 2.61 ACRES.

~~14-038-0015~~