

Mail Tax Notice to:
 Holland Real Estate, LLC
 1515 N. Academy Boulevard, Suite 400
 Colorado Springs, CO 80909

RETURN TO: Angela Ritterspach
 Title First Agency, 555 S. Front St.,
 Suite 400, Columbus, OH 43215

COURTESY RECORDING

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GENERAL WARRANTY DEED

Richard W. Holland, for the consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells and conveys to Holland Real Estate, LLC, a Colorado limited liability company, whose address is 1515 North Academy Boulevard, Suite 400, Colorado Springs, CO 80909, the following real property in the County of Grand, State of Utah, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

also commonly known by street and number as 242 N. Main, Moab, UT (Tax Serial No. 01-001-0061)

with all its appurtenances, and warrants the title to the same subject to general taxes and assessments for the year 2004 and all subsequent years, and all other covenants, easements, reservations, restrictions and rights-of-way of record on the date hereof, if any.

SIGNED this 30th day of June, 2004.

Richard W. Holland

Richard W. Holland

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

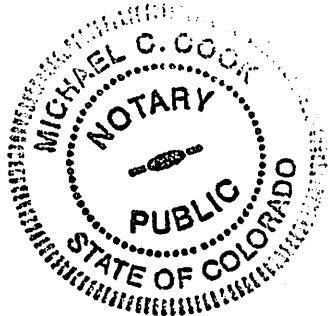
The foregoing instrument was acknowledged before me this 30th day of June, 2004, by Richard W. Holland.

Witness my hand and official seal,
 My commission expires: 9/25/06

M. C. Cook

Notary Public

(Notarial Seal)



Deed.Unil 283.wpd

E 464412 B 0629 P 101
 Date 28-JUL-2004 16:01pm
 Fee: 14.00 Check 102
 MERLENE MOSHER, Recorder
 Filed By MM
 For TITLE FIRST AGENCY
 GRAND COUNTY CORPORATION

NO DOC FEE

EXHIBIT A

BEGINNING AT A CORNER ON THE EAST R-O-W OF MAIN STREET (HIGHWAY 191), SAID CORNER BEARS NORTH 0 DEG. 17' EAST 230.0 FEET FROM THE NORTHWEST CORNER OF BLOCK 24 OF THE MOAB TOWNSITE, AND PROCEEDING THENCE WITH SAID R-O-W NORTH 0 DEG. 17' EAST 192.6 FEET (RECORD = 192.75 FEET) TO A CORNER, THENCE SOUTH 89 DEG. 54' EAST (RECORD = EAST) 188.75 FEET TO A CORNER, THENCE SOUTH 0 DEG. 17' WEST 324.0 FEET TO A CORNER ON THE NORTH R-O-W OF 200 NORTH STREET, THENCE WITH SAID R-O-W NORTH 89 DEG. 47' WEST 107.75 FEET TO A CORNER, THENCE NORTH 0 DEG. 17' EAST 130.7 FEET TO A CORNER, THENCE NORTH 89 DEG. 33' WEST 81.0 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING: A PARCEL OF LAND IN THE NW1/4NE1/4 SECTION 1, T26S, R21E, SLB&M, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS
BEGINNING AT A POINT WHICH BEARS N 45 DEG. 14' W 452.4 FT. FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF 200 NORTH AND 100 EAST STREETS, AND PROCEEDING THENCE WEST 8.7 FT. TO A CORNER, THENCE N 0 DEG. 17' E 56.1 FT., THENCE S 89 DEG. 54' E 8.7 FT., THENCE S 0 DEG.17' W 56.1 FT. TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE WEST LINE OF WENDY'S SURVEY DATED 7-95 (BEARING = N 0 DEG. 17' E).

ALSO LESS THE FOLLOWING:

DESCRIPTION OF A PARCEL OF LAND IN SECTION 1, T26S, R21E, SLM, MOAB CITY, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST R-O-W OF MAIN STREET, SAID POINT BEARS N 0 DEG. 17' E FT.230.0 FT. FROM THE NW CORNER OF BLOCK 24 OF THE MOAB TOWNSITE, SECTION 1, T26S, R21E, SLM, AND PROCEEDING THENCE WITH THE EAST R-O-W OF MAIN STREET N 0 DEG. 17' E 2.3 FT., THENCE S 89 DEG.33' E 81.0 FT., THENCE S 0 DEG.17' W 2.3 FT., THENCE. N 89 DEG. 33' W 81.0 FT. TO THE POINT OF BEGINNING.

Tax Serial No.: 01-001-0061

Property Address: 242 N. Main, Moab, Utah 84532