

After Recording, Return To:
David J. Castleton
Blackburn & Stoll, LC
257 East 200 South, Suite 800
Salt Lake City, Utah 84111

Grantee Address:
PC Park Avenue, LLC
230 East South Temple
Salt Lake City, Utah 84111

00714048 BK01653 PG00144-00145

ALAN SPRIGGS, SUMMIT CO RECORDER
2004 OCT 18 11:41 AM FEE \$12.00 BY GGB
REQUEST: BLACKBURN & STOLL LC

Serial No. SA-224-C

WARRANTY DEED

OGDEN J.J. PARTNERSHIP, grantor, of Salt Lake County, Utah, hereby CONVEYS AND WARRANTS to PC PARK AVENUE, LLC, a Utah limited liability company, grantee, for the sum of TEN and no/100 DOLLARS, that certain real property located in Summit County, State of Utah, more particularly described in Exhibit "A" attached hereto and incorporated herein.

TOGETHER WITH all improvements, water rights and appurtenances thereto.

SUBJECT TO all liens, encumbrances, easements and rights-of-way and restrictions of record

WITNESS the signature of said grantor, this 13th day of October, 2004.

OGDEN J.J. PARTNERSHIP

By: JOHN PRICE FAMILY, LLC f/k/a John Price Family Limited Partnership, General Partner

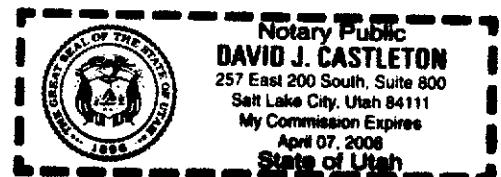
By John Price
John Price, Manager

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

The foregoing instrument was acknowledged before me this 13th day of October, 2004, by JOHN PRICE, as Manager of John Price Family, LLC, f/k/a John Price Family Limited Partnership, General Partner of Ogden J.J. Partnership..

Notary Public
Residing at _____

My Commission Expires:



BK1653 PG0144

EXHIBIT "A"

PROPERTY DESCRIPTION

Beginning at the intersection of the Southerly Right of Way line of Deer Valley Drive and the Easterly right-of-way line of Park Avenue, said point being East 1305.78 feet and South 1694.49 feet from the West Quarter Corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian (basis of bearing being South 89°38'02" East 2656.13 feet between said West Quarter Corner and the center of said Section 9), said point also being South 23°52'46" East along the Monument Line 40.02 feet and North 66°07'14" East 40.00 feet from a Park City Monument in the Intersection of said Deer Valley Drive and Park Avenue; and running thence North 66°07'14" East along said Southerly line 103.18 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 23°52'46" East; thence Northeasterly along the arc of said curve 43.00 feet through a central angle of 12°19'07" to the West line of Snow Country Condominiums as recorded Entry No. 133157 in the Office of the Summit County Recorder; thence South 24°00'00" East along said West line 159.39 feet to the North line of the Mountain States Telephone Company property; thence South 65°28'03" West along said North line 146.21 feet to said Easterly right-of-way line of Park Avenue; thence North 23°52'46" West along said Easterly line 165.66 feet to the point of beginning.

Said property is also known by the street address of:

1514 Park Avenue, Park City, UT 84060

BK1653 PG0145