

7251613
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WHEN RECORDED, RETURN TO:
Kent H. Collins
Parr, Waddoups, Brown, Gee & Loveless
185 South State Street, Suite 1300
Salt Lake City, Utah 84111

7251613
02/10/99 1:26 PM 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
PARR WADDOWS BROWN GEE &
185 S STATE #1300 LOVELESS
SLC:UT 84111-1536
REC BY:N ZELAYA ,DEPUTY - WI

SPECIAL WARRANTY DEED

Grace F. Ernstsens, as sole trustee of the Dean A. Ernstsens and Grace F. Ernstsens Revocable Trust under agreement dated January 19, 1988, grantor, hereby conveys and warrants against all claiming by, through or under her to Ernstsens Enterprises, LC, a Utah limited liability company with its principal place of business at 771 East 6th Avenue #1, Salt Lake City, Utah 84103, for the sum of \$10 and other valuable consideration, the receipt and sufficiency of which are acknowledged, the following described parcel of real property located in Salt Lake County, State of Utah:

Commencing at the Southwest corner of Lot 2, Block 85, Plat "D" Salt Lake City Survey; and running thence North 33 feet; thence East 77.5 feet; thence South 33 feet; thence West 77.5 feet to the place of beginning.

Subject to all existing restrictions and Zoning Ordinances.

DATED this 3 day of Feb., 1999.

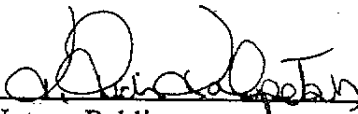
Grace F. Ernstsens
Grace F. Ernstsens, as trustee of The Dean
A. Ernstsens and Grace F. Ernstsens
Revocable Trust

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

On the 3d day of February, 1999, personally appeared before me Grace F. Ernstsens, in her capacity as sole trustee of the Dean A. Ernstsens and Grace F. Ernstsens

Revocable Trust, the signer of the above instrument who duly acknowledged to me that she executed the same.

(SEAL) Notary Public
BERLY RIDER KALIPETIS
86 South State St., Suite 1300
Salt Lake City, Utah 84111
My Commission Expires
March 24, 2001
State of Utah


Notary Public

My Commission Expires:

3-24-2001

Residing at:

SLC, Utah