

8000107

When recorded mail to:
Cosette Joesten, Manager
Joesten Management, L.L.C.
946 South 500 East
Salt Lake City, Utah 84015

8000107
09/11/2001 03:29 PM 17.00
Book - 8499 Pg - 1862-1863
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
COSETTER JOESTEN
946 S 500 E
SLC UT 84015
BY: ZJM, DEPUTY - WI 2 P.

SPECIAL WARRANTY DEED

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, MATTHEW W. JOESTEN, as Trustee of THE W. JOESTEN FAMILY TRUST u/i/dtd 10 June 1999 (the "Grantor"), hereby conveys and warrants a seventy-five percent (75%) undivided interest to JOESTEN INVESTMENT COMPANY, L.P., a Utah limited partnership (the "Grantee"), in and to the following described tracts of land located in Salt Lake County, State of Utah:

(See attached Schedule "A")

Subject to easements, rights, reservations, restrictions and rights of way, covenants, taxes and assessments appearing of record or enforceable in law or equity.

TO HAVE AND TO HOLD the above-described premises, together with all and singular rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns forever, and the Grantor does hereby bind said trust, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the said premises unto Grantee, its successors and assigns against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 8 day of June, 2001.

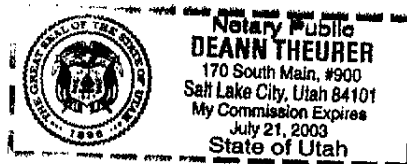
THE MATTHEW W. JOESTEN FAMILY TRUST
u/i/dtd 10 June 1999

By: Matthew W Joesten
Matthew W. Joesten, Trustee

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

On the 8th day of June, 2001, personally appeared before me Matthew W. Joesten, who being by me duly sworn, did say that he executed the above document on behalf of The Matthew W. Joesten Family Trust u/i/dtd 10 June 1999, as its Trustee.

Deann Theurer
Notary Public



BK8499PG1862

SCHEDULE "A"

The following parcels of real property are located in Salt Lake County, State of Utah:

- A. S 1 FT OF E 98.5 FT OF LOT 20 & ALL OF LOTS 21 & 22 BLK 4 DENVER PLACE ALSO COM AT SE COR SD LOT 22 E 33 FT N 51 FT W 33 FT S 51 FT TO BEG., according to the official plat thereof.
- B. Commencing at the Southeast corner of Lot 2, Block 88, Plat "D", Salt Lake City Survey, running thence West 2-1/2 rods; then North 10 rods; thence East 2-1/2 rods; thence South 10 rods to the place of beginning.
- C. Commencing 72-1/4 feet West of the Southeast corner of Lot 2, Block 58, Plat "B", Salt Lake City Survey; thence West 51-1/2 feet; thence North 10 rods; thence East 49-1/12 feet; thence South 44 feet; thence East 2 feet; thence South 121 feet, to the place of beginning. Subject to a right of way over the following: Commencing 72-1/4 feet West of the Southeast corner of Lot 2, aforesaid; thence West 10 feet; thence North 121 feet; thence East 10 Feet; thence South 121 feet to beginning.
- D. Commencing at the Southwest corner of Lot 1, Block 88, Plat "D", Salt Lake City Survey; and running thence East 4 rods; thence North 10 rods; thence West 4 rods; thence South 10 rods to the place of beginning. Subject to a right of way over the North 12 feet thereof. Together with a right of way over the following: Commencing at the Northwest corner of Lot 1, Block 88, Plat "D", Salt Lake City Survey, and running thence South 12 feet; thence West 6 rods; thence North 12 feet; thence East 6 rods to the place of Beginning.

8010008

When recorded mail to:
Cosette Joesten, Manager
Joesten Management, L.L.C.
946 South 500 East
Salt Lake City, Utah 84015

8000108
09/11/2001 03:29 PM 17.00
Book - 8499 Pg - 1864-1865
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
COSETTE JOESTEN
946 S 500 E
SLC UT 84015
BY: ZJM, DEPUTY - WI 2 P.

SPECIAL WARRANTY DEED

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, COSETTE JOESTEN, as Successor Trustee of THE COSETTE JOESTEN LIVING TRUST u/a/d 29 January, 1999 (the "Grantor"), hereby conveys and warrants a twenty-five percent (25%) undivided interest to JOESTEN INVESTMENT COMPANY, L.P., a Utah limited partnership (the "Grantee"), in and to the following described tracts of land located in Salt Lake County, State of Utah:

(See attached Schedule "A")

Subject to easements, rights, reservations, restrictions and rights of way, covenants, taxes and assessments appearing of record or enforceable in law or equity.

TO HAVE AND TO HOLD said partial interest in the above-described premises, together with all and singular rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns forever, and the Grantor does hereby bind said trust, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the said premises unto Grantee, its successors and assigns against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 8 day of June 2001.

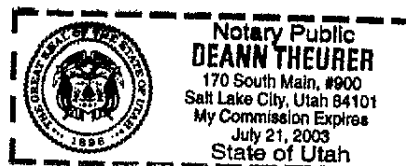
THE COSETTE JOESTEN LIVING TRUST
u/a/d 29 January 1999

By: Cosette Joesten
Cosette Joesten, Trustee

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

On the 8th day of June 2001, personally appeared before me Cosette Joesten, who being by me duly sworn, did say that she executed the above document on behalf of The Cosette Joesten Living Trust u/a/d 29 January 1999, as its Trustee.

Deann Theurer
Notary Public



BK 84 99 PG 1 864

SCHEDULE "A"

The following parcels of real property are located in Salt Lake County, State of Utah:

- A. S 1 FT OF E 98.5 FT OF LOT 20 & ALL OF LOTS 21 & 22 BLK 4 DENVER PLACE ALSO COM AT SE COR SD LOT 22 E 33 FT N 51 FT W 33 FT S 51 FT TO BEG., according to the official plat thereof.
- B. Commencing at the Southeast corner of Lot 2, Block 88, Plat "D", Salt Lake City Survey, running thence West 2-1/2 rods; then North 10 rods; thence East 2-1/2 rods; thence South 10 rods to the place of beginning.
- C. Commencing 72-1/4 feet West of the Southeast corner of Lot 2, Block 58, Plat "B", Salt Lake City Survey; thence West 51-1/2 feet; thence North 10 rods; thence East 49-1/12 feet; thence South 44 feet; thence East 2 feet; thence South 121 feet, to the place of beginning. Subject to a right of way over the following: Commencing 72-1/4 feet West of the Southeast corner of Lot 2, aforesaid; thence West 10 feet; thence North 121 feet; thence East 10 Feet; thence South 121 feet to beginning.
- D. Commencing at the Southwest corner of Lot 1, Block 88, Plat "D", Salt Lake City Survey; and running thence East 4 rods; thence North 10 rods; thence West 4 rods; thence South 10 rods to the place of beginning. Subject to a right of way over the North 12 feet thereof. Together with a right of way over the following: Commencing at the Northwest corner of Lot 1, Block 88, Plat "D", Salt Lake City Survey, and running thence South 12 feet; thence West 6 rods; thence North 12 feet; thence East 6 rods to the place of Beginning.