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09/24/2003 02:17 PM 12.00  
Book - 8886 Pg - 3057-3058  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
BY: SGM, DEPUTY - WI 2 P.

WHEN RECORDED, MAIL TO:  
Underhill Properties  
235 West 200 South  
Salt Lake City, Utah 84101  
Escrow #310-4160566

Space above this line for Recorder's use

**SPECIAL WARRANTY DEED**

NINIGRET TECHNOLOGY EAST, L.C., a Utah limited liability company, having an address of 4750 West 2100 South, Suite 150, Salt Lake City, Utah 84120, Grantor,

hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

UNDERHILL PROPERTIES, L.L.C., a Utah limited liability company, having an address of 235 West 200 South, Salt Lake, Utah 84101, Grantee,

for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah:

Legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

Part of Tax I.D. No. 15-17-100-012-0000

SUBJECT TO all easements, covenants, conditions, restrictions, rights of way and reservations appearing of record, and taxes for the year 2003, and thereafter.

WITNESS the hand of said Grantor this 5<sup>th</sup> day of September 2003.

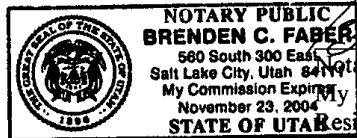
NINIGRET TECHNOLOGY EAST L.C.,  
a Utah limited liability company

By: The Ninigret Group L.C., a Utah limited liability company, its sole manager

By: Randolph G. Abood  
Name: Randolph G. Abood  
Title: Manager

State of UTAH )  
County of SALT LAKE ) ss.

On the 5<sup>th</sup> day of September 2003 personally appeared before me Randolph G. Abood, whose identity is personally known to me or proved on the basis of satisfactory evidence and who being duly sworn or affirmed did say that he is the Manager of The Ninigret Group, L.C., a Utah limited liability company and that said limited liability company is the sole manager of Ninigret Technology East, L.C., a Utah limited liability company and that the foregoing instrument was signed by him on behalf of said limited liability companies by authority of the articles of organization and Randolph G. Abood acknowledged to me that said limited liability companies executed the same.



Brenden C. Faber  
Notary Public  
My Commission Expires: \_\_\_\_\_  
Residing at: \_\_\_\_\_

EXHIBIT "A"

LOT 1, NIN TECH EAST 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE  
AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

*First American Title*

**BK 8886 PG 3058**