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12/31/2003 12:00 PM 14.00
Book - 8929 Pg - 3565-3567
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
LEGACY LAND TITLE
BY: BRN, DEPUTY - MI 3 P.

WHEN RECORDED, MAIL TO:

David E. Gee, Esq.
Parr Waddoups Brown Gee & Loveless
185 South State Street, Suite 1300
Salt Lake City, Utah 84111

Mail Tax Notice to:

08-28-277-002

SPECIAL WARRANTY DEED

BOYER AIRPORT CENTER ASSOCIATES II, a Utah general partnership, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, CONVEY AND WARRANT against all claiming by, through or under it to BOYER AIRPORT CENTER III, L.C., a Utah limited liability company, Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:


See Exhibit "A" attached hereto and
by this reference incorporated herein.

Subject to all matters of record.

WITNESS, the hand of said Grantor, as of the 29th day of December, 2003.

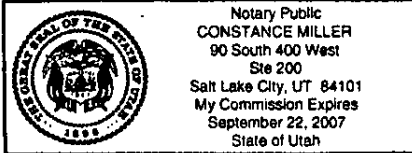
BOYER AIRPORT CENTER ASSOCIATES II, a
Utah limited partnership, by its general partner

THE BOYER COMPANY, L.C., a Utah
limited liability company

By 
Steven B. Ostler, Manager

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

On the 29th day of December, 2003, personally appeared before me Steven B. Ostler, who is the Manager of The Boyer Company, L.C., which is the General Manager of Boyer Airport Center Associates II, L.C., a Utah limited liability company.



Constance Miller

NOTARY PUBLIC

Residing at: Salt Lake County, Utah

My Commission Expires:
9-22-2007

EXHIBIT "A"

Legal Description

EXHIBIT A

Order Number: 14173

Lot 3, ONE AIRPORT CENTER Phase 1, a parcel located in the Northeast Quarter and the Southeast Quarter of Section 28, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, according to the official plat thereof, on file and of record in the Salt Lake County Recorder's Office.