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When Recorded, mail to:

9074449 MSB Partners, LLC
1849 Somerville Drive
Sandy, UT 84093

9074449
05/27/2004 04:32 PM 14.00
Book - 8993 Pg - 7467-7469
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJM, DEPUTY - WI 3 P.

Escrow No. 76319

[PARCEL ID #15-23-401-006]

Warranty Deed

Boyd Coffee Company, an Oregon corporation, organized and existing under the laws of the State of Oregon, with its principal office at ^{14730 N.E.} 1750 N.E. Sandy Boulevard, Portland, County of Multnomah, State of Oregon, GRANTOR, hereby conveys and warrants to MSB Partners, LLC, a Utah limited liability company, GRANTEE, of Sandy, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS 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 Reference To Made a Part Hereof

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2004, and thereafter.

WITNESS the hand of said GRANTOR, this 25 day of may, A.D., 2004

Boyd Coffee Company, an Oregon corporation

By: Paul C. Rogers
Name: Paul C. Rogers
Its: Treasurer

STATE OF UTAH)

COUNTY OF)

On this 25 day of may, 2004 personally appeared before me Paul C. Rogers, known to be the Treasurer of Boyd Coffee Company, an Oregon corporation, authorized agent for the corporation that executed the within and foregoing instrument and acknowledged the instrument to be the free and voluntary act and deed of the corporation, by authority of its bylaws or by resolutions of its Board of Directors, for the uses and purposes therein mentioned and on oath states that **he** was authorized to execute the instrument.

Sara M. Miner
NOTARY PUBLIC

Residing at: Clackamas county

Commission Expires: August 5, 2007

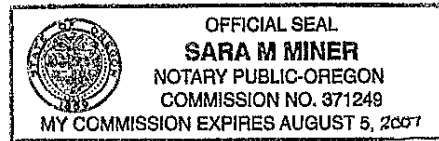


EXHIBIT "A"

All that part of the East Half of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian, in the County of Salt Lake and State of Utah, more particularly described as follows:

Commencing at the Southeast Corner of said Section 23, as said Corner was re-established in 1959 by the County Engineer of Salt Lake County, Utah; thence North $0^{\circ}07'00''$ East along the re-established East line of the Southeast Quarter and the Northeast Quarter of said Section 23, a distance of 2704.67 feet to an intersection with the extended Northerly line of West 24th South Street; thence South $89^{\circ}26'30''$ West along the extended Northerly line of said West 24th South Street a distance of 908.53 feet to the Southeast Corner of that certain tract or parcel of land as was conveyed by Rio Grande Land Company to Roper Investment Company by Correction Special Warranty Deed dated March 7, 1960, as a site for the plant of the Wagner Bag Company, a Division of the St. Regis Paper Company hereinafter referred to as the "Wagner Bag" Tract, which Correction Special Warranty Deed is recorded in Book 1693 at Page 587 of the records in the office of the Recorder of Salt Lake County, Utah; thence continuing South $89^{\circ}26'30''$ West along the Northerly line of said West 24th South Street and along the Southerly line of the said Wagner Bag Tract a distance of 1000.00 feet to the Southwest Corner of the said Wagner Bag Tract, said Corner being also the intersection of the Northerly line of said West 24th South Street with the Easterly line of South 8th West Street; thence continuing South $89^{\circ}26'30''$ West along the extended Northerly line of said West 24th South Street a distance of 80.00 feet, more or less, to a point in the Westerly line of said South 8th West Street; thence South $00^{\circ}33'30''$ East along the Westerly line of said South 8th West Street a distance of 340.00 feet to a point, which is the true place of beginning of the tract or parcel of land as being herein described; thence continuing South $00^{\circ}33'30''$ East along the Westerly line of said South 8th West Street a distance of 193.00 feet to a point; thence South $89^{\circ}26'30''$ West a distance of 250 feet; thence North $00^{\circ}33'30''$ West 213 feet; thence North $89^{\circ}26'30''$ East a distance of 250 feet; thence South $00^{\circ}26'30''$ West a distance of 20 feet, to the point of beginning.