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WHEN RECORDED, MAIL TO:

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

9125315
07/20/2004 04:36 PM 14.00
Book - 9016 Pg - 2613-2615
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
BY: EHB, DEPUTY - VI 3 P.

Mail Tax Notice to:

Gateway Office 1, L.C.
90 South 400 West, Suite 200
Salt Lake City, Utah 84101

SPECIAL WARRANTY DEED

GATEWAY ASSOCIATES, LTD., a Utah limited partnership, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, **CONVEYS AND WARRANTS** against all claiming by, through or under it to **GATEWAY OFFICE 1, L.C.**, a Utah limited liability company, Grantee, of Salt Lake City, Salt Lake County, State of Utah, for the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, an undivided fifty-one percent (51%) interest in and to 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 and matters that would be disclosed by an accurate survey or a physical inspection of the Property.

WITNESS, the hand of said Grantor as of the 25 day of June, 2004.

GATEWAY ASSOCIATES, LTD., a Utah limited partnership, by its general partner:

BOYER GATEWAY, L.C., a Utah limited liability company, by its Manager:

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

By: [Signature]
Name: STANLEY B. OSTLER
Its: Manager

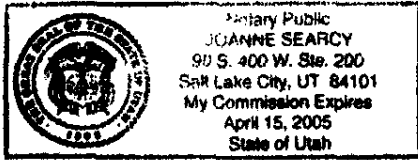
LTC 7/20/04

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 25th day of December, 2001, by Steven Dotler, the Manager of THE BOYER COMPANY, L.C., a Utah limited liability company, which is the Manager of BOYER GATEWAY, L.C., a Utah limited liability company, which is the general partner of GATEWAY ASSOCIATES, LTD., a Utah limited partnership.



Joanne Searcy
NOTARY PUBLIC
Residing at: Salt Lake County, Utah

My Commission Expires:

April 15, 2005

EXHIBIT "A"
to
SPECIAL WARRANTY DEED

Legal Description

OFFICE UNIT 1, contained within the **GATEWAY BLOCK B**, a Utah Condominium Project as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on February 26, 2001 as Entry No. 7828970, in Book "2001P", at Page 39 of Plats (as said Record of Survey Map has been amended by that certain First Amendment To Declaration Of Condominium Gateway Block B Condominium Project And Amendment Of Record Of Survey Map, recorded May 16, 2002 as Entry No. 8235748, in Book 8598 at Page 7012, of the Official Records of the Salt Lake County Recorder) and in the Declaration Of Condominium Gateway Block B Condominium Project, recorded in the office of the Salt Lake County Recorder, Salt Lake County, Utah, on February 26, 2001 as Entry No. 7828971, in Book 8427 at Page 4752 (as said Declaration has been amended or supplemented by that certain First Amendment To Declaration Of Condominium Gateway Block B Condominium Project And Amendment To Record Of Survey Map, recorded May 16, 2002 as Entry No. 8235748, in Book 8598 at Page 7012, of the Official Records of the Salt Lake County Recorder). TOGETHER WITH the undivided ownership interest in said Project's Common Elements that is appurtenant to said Unit as more particularly described in said Declaration, as heretofore amended.

EXCEPTING THEREFROM:

- a. The minerals and mineral rights reserved by UNION PACIFIC LAND RESOURCES CORPORATION in that certain QuitClaim Deed recorded July 26, 1976 as Entry No. 2838121 in Book 4277 at Page 335 of the Official Records of the Salt Lake County Recorder.
- b. The minerals and mineral rights conveyed to UNION PACIFIC LAND RESOURCES CORPORATION in that certain Mineral Deed dated as of April 1, 1971, the existence of which Mineral Deed and mineral rights is disclosed by that certain Donative Quitclaim Deed recorded July 25, 1991 as Entry No. 5101661, in Book 6339 at Pages 2004-2007, inclusive, of the Official Records of the Salt Lake County Recorder.
- c. The minerals and mineral rights reserved by UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, in that certain Special Warranty Deed recorded December 24, 1998 as Entry No. 7202238, in Book 8208, at Page 2578 of the Official Records of the Salt Lake County Recorder, wherein GATEWAY ASSOCIATES, LTD., a Utah limited partnership, is the Grantee.

Sidwell No. 15-01-131-005

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