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08/24/2004 09:32 AM \$17.00  
Book - 9028 Pg - 9883-9886  
GARY W. OTT  
RECODER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
BY: KLB, DEPUTY - WI 4 P.

**This Instrument was prepared by  
and return to when recorded:**

Mountain America Federal Credit Union  
C/o Mountain America Properties  
7181 South Campus View Drive, Suite 200  
West Jordan, UT 84084

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made as of this 20<sup>th</sup> day of August, 2004, by **SEARS, ROEBUCK AND CO.**, a New York corporation ("Grantor"), to **MOUNTAIN AMERICA FEDERAL CREDIT UNION**, a Federal Credit Union ("Grantee"), whose address is 7181 South Campus View Drive, Suite 200, West Jordan, UT 84084

**WITNESSETH**

**THAT** Grantor, in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto Grantee, its successors and assigns forever, the following described Real Property situated in Salt Lake City, County of Salt Lake, State of Utah, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

**IN WITNESS WHEREOF**, Grantor has caused its name to be signed to these presents by its Director, Real Estate Administration, as of the date and year first above written.

SEARS, ROEBUCK AND CO.,  
a New York corporation

By:   
Name: James Terrell  
Its: Director, Real Estate Administration

APPROVED: 

**EXHIBIT A**

Commencing at the Southwest Corner of Lot 4, Block 17, Plat "A", Salt Lake City Survey; thence North 10 rods; thence East 264 feet; thence North 10 rods; thence East 33 feet; thence South 10 rods; thence East 5 rods; thence South 130 feet; thence West 3 rods; thence South 117.5 feet; thence West 10 rods; thence North 5 rods; thence West 10 rods to the point of beginning.

Together with a right of way over: Commencing at the Southeast Corner of Lot 7, Block 17, Plat "A", Salt Lake City Survey, and running thence North 35 feet; thence West 330 feet; thence South 35 feet; thence East 330 feet to the place of beginning. (Right of Way is commonly known as Lowell Avenue)

Parcel 16-07-104-007-000

## EXHIBIT B

### Permitted Exceptions

1. Covenants, conditions, and restrictions or record.
2. Taxes and assessments not yet due and payable.
3. Reservation of mineral rights, if any.
4. Utility and other unrecorded easements.

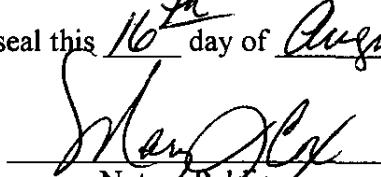
STATE OF ILLINOIS)

)

COUNTY OF COOK )

**THE UNDERSIGNED**, a Notary Public, in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that James Terrell personally known to me to be the Director, Real Estate Administration of **SEARS, ROEBUCK AND CO.**, a New York corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Director, Real Estate Administration signed and delivered the said instrument as Director, Real Estate Administration, of said corporation, pursuant to authority, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16<sup>th</sup> day of August, 2004

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

3/21/07

