

9155076 WHEN RECORDED RETURN TO:

Name: B & G UTAH PROPERTIES, L.L.C.
Address: 2750 WEST 900 SOUTH
SALT LAKE CITY, UT 84104
File # 79267

9155076
08/25/2004 11:16 AM \$12.00
Book - 9029 Pg - 6168-6169
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MONUMENT TITLE INS. CO.
5664 S GREEN ST
MURRAY UT 84123
BY: ZJM, DEPUTY - WI 2 P.

Sidwell # 15-09-176-005

7263

SPECIAL WARRANTY DEED

(Corporate Form)

BANK OF UTAH,

GRANTOR

a corporation organized and existing under the laws of the State of Utah, with its principal office at 2605 WASHINGTON BLVD., OGDEN, UT 84403, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to

B & G UTAH PROPERTIES, L.L.C., A Utah Limited Liability Company, GRANTEE of Salt Lake County, State of Utah for the sum of Ten dollars and other good and valuable consideration, the following tract(s) of land in Salt Lake, State of Utah, described as follows:

See "Exhibit A" attached hereto

The officers who signed this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2004 and thereafter.

IN WITNESS WHEREOF, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer(s) this 20th day of August, 2004.

BANK OF UTAH

By R.G. Shumway
ROGER G. SHUMWAY
SENIOR VICE-PRESIDENT

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 20th day of August, 2004, by ROGER G. SHUMWAY, who being by me duly sworn did say that he is the Senior Vice-President of BANK OF UTAH, a corporation, and that he executed the within instrument on behalf of said corporation by authority of a resolution of its board of directors and duly acknowledged to me that said corporation executed the same.

My commission expires 7/17/06. Witness my hand and official seal.

Brenda B. Jones
Notary Public:

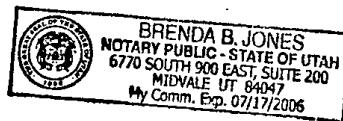


EXHIBIT "A"

Beginning at a point North 89°50'30" West 185.67 feet and South 1156.70 feet from the North quarter corner of Section 9, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°45'16" East 205.00 feet; thence South Parallel to the West line of Chestnut Street 752.20 feet to the North line of 900 South Street; thence along said North line of 900 South Street North 89°55' West 583.35 feet; thence North parallel to the West line of Chestnut Street 753.85 feet; thence South 89°45'16" East 378.35 feet to the point of beginning.

Sidwell No. 15-09-176-005