

RECORDED MAIL TO:
JOHN Q. HAMMONS HOTEL AND RESORTS
300 John Q Hammons Parkway
Suite 900
Springfield, MO 65806

File No. 10773

ENT 6783:2007 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Jan 12 3:41 pm FEE 13.00 BY AS
RECORDED FOR SUNDANCE TITLE INSURANCE AG
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

DMB INVESTMENTS, LLC and B.W. INC. and DMB INVESTMENTS UTAH, LLC and DON BRANDT, Grantor(s) of Boise, Idaho, hereby CONVEY and WARRANT against all claiming by, through or under it to **JOHN Q. HAMMONS, TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF JOHN Q. HAMMONS U/A/D DECEMBER 28, 1989 AS AMENDED AND RESTATED** of Springfield, Missouri, Grantee(s) for the sum of TEN AND NO/100 – DOLLARS, and other good and valuable consideration, the following described tract of land in UTAH County, State of Utah:

Beginning at a point on the West line of Proctor Lane, said point being North 89° 32' 26" East 916.56 feet along the section line to the West line of Proctor Lane and South 0° 01' 40" West 30.72 feet along the West line of Proctor Lane from the South quarter corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 0° 01' 40" West 36.73 feet along the West line of Proctor Lane; thence South 0° 11' 04" East 645.86 feet along the West line of Proctor Lane; thence South 84° 25' 52" West 54.97 feet along the West line of Proctor Lane; thence South 0° 52' 30" West 472.32 feet along the West line of Proctor Lane to the Northeasterly line of the I-15 Freeway; thence North 49° 52' 10" West 897.44 feet along the Northeasterly line of the I-15 Freeway; thence North 26° 20' 54" East 732.15 feet; thence Southeasterly 328.46 feet along the arc of a 715.00 foot radius curve to the left, (center bears North 26° 20' 54" East and long chord bears South 76° 48' 43" East 325.58 feet, with a central angle of 26° 19' 14"); thence South 89° 58' 20" East 104.09 feet to the West line of Proctor Lane, being the point of beginning.

Part of Tax Serial Nos. 14:054:0056; 14:057:0037 and 14:060:0022

SUBJECT TO: Property Taxes for the year 2007 and subsequent years; Covenants, Conditions, Restrictions and Easements apparent or of record; all applicable zoning laws and ordinances.

IN WITNESS WHEREOF, the grantors have caused its name to be hereunto affixed by its duly authorized officer, this 11~~th~~ day of January, 2007.

DMB INVESTMENT, LLC
By:


DENNIS M. BAKER
Its: Managing Member

B.W. INC
By:


DENNIS M. BAKER
Its: President

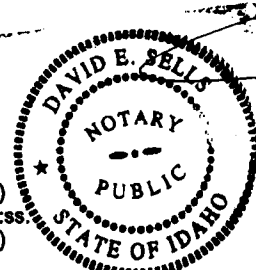
DMB INVESTMENTS UTAH, LLC
By:


DENNIS M. BAKER
Its: Managing Member


DON BRANDT

STATE OF IDAHO)
)
:ss.
COUNTY OF ADA)

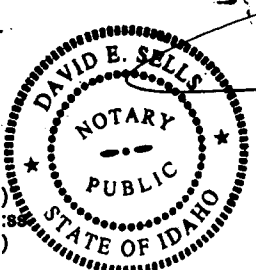
On the 17th day of January 2007, personally appeared before me DENNIS M. BAKER, whose identify is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the Managing Member of DMB INVESTMENT, LLC, and that said document was signed by him in behalf of said limited liability company by authority of its Articles of Organization, and said DENNIS M. BAKER acknowledged to me that said limited liability company executed the same.



[Signature]
Notary Public
My Commission Expires: 10-28-2011
Residing at: *Manpa, Id*

STATE OF IDAHO)
)
:ss.
COUNTY OF ADA)

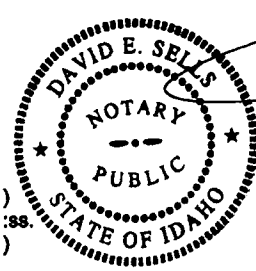
On the 17th day of January 2007, personally appeared before me DENNIS M. BAKER, whose identify is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the Managing Member of DMB INVESTMENTS UTAH, LLC, and that said document was signed by him in behalf of said limited liability company by authority of its Articles of Organization, and said DENNIS M. BAKER acknowledged to me that said limited liability company executed the same.



[Signature]
Notary Public
My Commission Expires: 10-28-2011
Residing at: *Manpa, Id*

STATE OF IDAHO)
)
:ss.
COUNTY OF ADA)

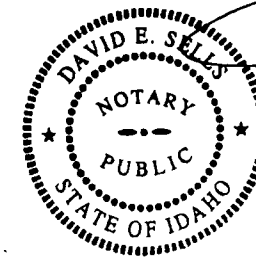
On the 17th day of January 2007, personally appeared before me DENNIS M. BAKER, whose identify is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the President of B.W., INC, and that said document was signed by him in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and said DENNIS M. BAKER acknowledged to me that said corporation executed the same.



[Signature]
Notary Public
My Commission Expires: 10-28-2011
Residing at: *Manpa, Id*

STATE OF IDAHO)
)
:ss.
COUNTY OF Canyon)

On the 17th day of January 2007, personally appeared before me DON BRANDT, the signer of the within instrument, who duly acknowledged to me that he executed the same.



[Signature]
Notary Public
My Commission Expires: 10-28-2011
Residing at: *Manpa, Id*