

WHEN RECORDED, MAIL TO:

HBN V, LLC
Attn: Darryl Neider
4190 South Highland Drive, Suite 100
Salt Lake City, Utah 84124
12-606-0007

E 2241527 B 4212 P 1624-1625
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/2/2007 4:43:00 PM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR THE TALON GROUP

SPECIAL WARRANTY DEED

PROPERTY RESERVE, INC., a Utah corporation, Grantor, hereby conveys and warrants against all claiming by, through or under Grantor only, to HBN V, LLC, a Utah limited liability company, whose address is 4190 South Highland Drive, Suite 100, Salt Lake City, Utah 84124, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Syracuse, Davis County, State of Utah:

Lot 7, Syracuse Wal-Mart, according to the Official Plat, on file and of record in the Office of the Davis County Recorder.

RESERVING unto the Grantor any and all water rights or water stock appurtenant to or used in connection with the land and all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the above-described land, (the "Mineral Estate"), provided that Grantor does not reserve the right to enter upon or use the surface or any part of the subject lands above a depth of 500 feet below the surface in connection with the Mineral Estate reserved by this instrument.

SUBJECT TO the lien for general taxes and assessments not yet due and payable and matters shown by an accurate survey and all other matters of record or enforceable at law or equity.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all other covenants arising or to arise by statute or otherwise, express or implied.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed ^{effective} this 31 day of January, 2007.

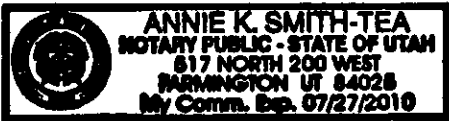
PROPERTY RESERVE, INC.,
a Utah non-profit corporation

By: [Signature]
Brian R. Carrington, Vice President

By: [Signature] TKC
R
C. Eugene Gronning, Vice President

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 31 day of January, 2007, personally appeared before me Brian R. Carrington and C. Eugene Gronning, known or satisfactorily proved to me to be the Vice Presidents of Property Reserve, Inc., a Utah non-profit corporation, who acknowledged to me that they signed the foregoing instrument as Vice Presidents for said corporation.



[Signature]
Notary Public for Utah