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9/1/2010 1:01:00 PM \$12.00  
Book - 9855 Pg - 1005-1006  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
560 South 300 East  
Salt Lake City, UT 84111  
(801)536-3100

AFTER RECORDING RETURN TO:  
Christine A. Favara, Esq.  
Advantage Title Agency, Inc.  
410 New York Avenue  
Huntington, NY 11743  
Mail Tax Notice  
Moses K. Ouzounian  
9602 Christine Circle  
Villa Park, CA 92861-2703

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

Escrow No: **NCS-450028-SLC1 (ami)**  
A.P.N.: **15-27-351-028-0000**

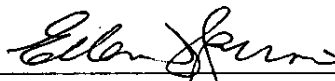
**WB Equities IV, a Delaware limited liability company**, Grantor, of Westchester,  
County New York, State of New York, hereby CONVEYS AND WARRANTS only as against all claiming  
by, through or under it to

**Moses K. Ouzounian and Meada F. Ouzounian, Trustees of The Ouzounian Trust 2000, dated  
March 24, 2000**, Grantee, of , County, State of , for the sum of Ten Dollars and other good and  
valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah:**

**BEGINNING AT A POINT NORTH 89°55'00" EAST ALONG THE SECTION LINE 668.13 FEET  
AND DUE SOUTH 1802.56 FEET FROM THE WEST QUARTER CORNER OF SECTION 27,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING  
THENCE DUE SOUTH 155.59 FEET; THENCE SOUTH 89°55'30" WEST 280.71 FEET TO A POINT  
ON THE EASTERLY RIGHT-OF-WAY OF DECKER LAKE DRIVE (2200 WEST STREET) SAID  
POINT ALSO BEING ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH  
87°52'54" WEST 840.00 FEET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND  
THE ARC OF SAID CURVE 151.81 FEET THROUGH A CENTRAL ANGLE OF 10°21'18"; THENCE  
NORTH 77°31'35" EAST 24.16; THENCE NORTH 89°55'30" EAST 276.37 FEET TO THE POINT  
OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity  
and general property taxes for the year **2010** and thereafter.

Witness, the hand(s) of said Grantor(s), this August 31, 2010

  
\_\_\_\_\_  
WB Equities IV, a Delaware limited liability  
company

STATE OF New York )  
County of Westchester )ss.

On August 31<sup>st</sup>, 2010, before me, the undersigned Notary Public, personally appeared Ellen J. Spiros as **Manager of WB Equities IV, a Delaware limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 10-31-10

Andrew G. Spiros  
Notary Public

ANDREW G. SPIROS  
NOTARY PUBLIC STATE OF NEW YORK  
NO. 02SP4757784  
QUALIFIED IN WESTCHESTER COUNTY  
Commission Expires 10-31-08 10