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BK 3845 PG 1430
E 2095438 B 3845 P 1430-1434
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/09/2005 04:34 PM
FEE \$25.00 Pgs: 5
DEP RTT REC'D FOR METRO NATIONAL T
ITLE

When recorded return to:

Thomas E. Halter
Gust Rosenfeld, P.L.C.
301 East Washington, Suite 800
Phoenix, Arizona 85004

Metro National Title Order #04040100
Tax ID #12-048-0093

Syracuse Wal-Mart 1, 2 & 6
12-606-0001, 0002, 0006

Syracuse, Utah/Store No. 3848-00

SPECIAL WARRANTY DEED

HOLROB INVESTMENTS, LLC, a Tennessee limited liability company ("Grantor"), whose address is 5500 Lonas Drive, Suite 300, Knoxville, Tennessee 37909, hereby conveys and warrants to **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, whose address is 2001 S E 10th Street, Bentonville, Arkansas 72716-0550 for the sum of Ten Dollars and other good and valuable consideration the following described real property situated in the City of Syracuse, Davis County, Utah, together with all rights and privileges appurtenant thereto free of liens and encumbrances except as specifically set for in Exhibit "B" attached hereto and incorporate herein by this reference.


See Exhibit "A" attached hereto and incorporated herein by this reference

Grantor does hereby bind itself and its successors to warrant and defend the title against any acts of Grantor and any person claiming by, through or under Grantor and none other.

Witness the hand of said Grantor this 9th day of August, 2005

[SIGNATURE AND NOTARY PAGE FOLLOWS]

HOLROB INVESTMENTS, LLC, a
Tennessee limited liability company

By. 
Name Robert S. Talbott
Its Managing Member

State of Tennessee

County of Knox

The foregoing instrument was acknowledged before me this 1st day of August, 2005 by Robert S. Talbott, the Managing Member of Holrob Investments, LLC, a Tennessee limited liability company, on behalf of the company



Susan J. Haines
Notary Public
expires: 10-02-06

Exhibit "A"

Legal Description

ALL THAT PART OF THE SOUTH EAST QUARTER, OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE STATE OF UTAH, COUNTY OF DAVIS, CITY OF SYRACUSE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF THE SYRACUSE WAL-MART SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN BOOK 12, PAGE 606 OF OFFICIAL DAVIS COUNTY RECORDS.

BEGINNING ON THE NORTH LINE OF ANTELOPE DRIVE (1700 SOUTH), SAID POINT BEING N89°11'12"W GRID (NAD83 (1994) NORTH ZONE) ALONG THE SOUTH LINE OF SAID SECTION 72.27 FEET, AND N00°00'00"E 35.50 FEET, AND N89°11'12"W 453.92 FEET FROM THE SOUTH EAST CORNER OF SAID SECTION 9; THENCE N89°11'12"W ALONG SAID NORTH LINE 46.00 FEET, THENCE N00°20'41"E 203 85 FEET, THENCE N89°39'19"W 151.00 FEET; THENCE S00°20'41"W 202.61 FEET, TO THE NORTH LINE OF SAID ANTELOPE DRIVE; THENCE N89°11'12"W 1011 69 FEET; THENCE N00°20'41"E 739 34 FEET, TO THE SOUTH LINE OF THE CANTERBURY CROSSING ESTATES NO 2 SUBDIVISION, THENCE S89°39'19"E ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE SYRACUSE JUNIOR HIGH SCHOOL PROPERTY 1208 66 FEET, THENCE S00°20'41"W 749.22 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 2 OF THE SYRACUSE WAL-MART SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN BOOK 12, PAGE 606 OF OFFICIAL DAVIS COUNTY RECORDS.

BEGINNING ON THE NORTH LINE OF ANTELOPE DRIVE (1700 SOUTH), SAID POINT BEING N89°11'12"W GRID (NAD83 (1994) NORTH ZONE) ALONG THE SOUTH LINE OF SAID SECTION 72.27 FEET, AND N00°00'00"E 35.50 FEET, AND N89°11'12"W 499 92 FEET FROM THE SOUTH EAST CORNER OF SAID SECTION 9, THENCE N89°11'12"W ALONG SAID NORTH LINE 151.01 FEET; THENCE N00°20'41"E 202 61 FEET; THENCE S89°39'19"E 151.00 FEET; THENCE S00°20'41"W 203.85 FEET, TO THE POINT OF BEGINNING

TOGETHER WITH

LOT 6 OF THE SYRACUSE WAL-MART SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN BOOK 12, PAGE 606 OF OFFICIAL DAVIS COUNTY RECORDS.

BEGINNING ON THE WEST LINE OF 2000 WEST STREET, SAID POINT BEING N89°11'12"W GRID (NAD83 (1994) NORTH ZONE) ALONG THE SOUTH LINE OF SAID SECTION 72.27 FEET, AND N00°00'00"E 35.50 FEET, AND N46°34'24"E 32.45 FEET, AND N00°30'13"E 324.84 FEET FROM THE SOUTH EAST CORNER OF SAID SECTION 9; THENCE N00°30'13"E ALONG SAID WEST LINE 60.00 FEET; THENCE N89°29'47"W 99.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 100.00 FEET, THENCE WESTERLY ALONG SAID CURVE 16.07 FEET, THROUGH A CENTRAL ANGLE OF 9°12'19"; THENCE N80°17'29"W 276.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 148.00 FEET; THENCE WESTERLY ALONG SAID CURVE 24.19 FEET, THROUGH A CENTRAL ANGLE OF 9°21'50"; THENCE N89°39'19"W 66.48 FEET, THENCE S00°20'41"W 48.00 FEET; THENCE S89°39'19"E 66.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG SAID CURVE 16.34 FEET, THROUGH A CENTRAL ANGLE OF 9°21'50"; THENCE S80°17'29"E 351.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 148.00 FEET; THENCE EASTERLY ALONG SAID CURVE 23.78 FEET, THROUGH A CENTRAL ANGLE OF 9°12'19", THENCE S89°29'47"E 25.05 FEET TO THE POINT OF BEGINNING

Exhibit "B"

Permitted Exceptions

- 1 Taxes for the year 2005 now accruing as a lien, but are not yet due and payable.
2. The Land described herein is located within the boundaries of Syracuse, Weber Basin Water District, Mosquito Abatement District, and North Davis Sewer District, and is subject to any assessments levied thereby.
- 3 Ordinance recorded September 27, 2004, as Entry No 202175, Book 3632, Page 324.