

8704588

When Recorded, mail to:

John Glenn Partners, L.C.
431 North Neil Armstrong Road
Salt Lake City, UT 84116

8704588
06/25/2003 02:20 PM 17.00
Book - 8825 Pg - 6974-6977
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: RDJ, DEPUTY - WI 4 P.

Escrow No. 28626 A.W.

[PARCEL ID 07-35-100-012 and 07-35-100-013]

Special Warranty Deed

John Glenn Partners, L.C., a Utah limited liability company, who acquired title as John Glenn Properties, L.C., a Utah limited liability company, organized and existing under the laws of the State of Utah, with its principal office in Salt Lake County, State of Utah, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to John Glenn Partners, 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 described tract of land in Salt Lake County, State of Utah:

See attached Exhibit "A"

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2003, and thereafter.

WITNESS the hand of said GRANTOR, this 24th day of June, 2003.

John Glenn Partners, L.C., a Utah limited liability company
who acquired title as John Glenn Properties, L.C., a Utah
limited liability company

By: [Signature]

Name: Thomas D. Stuart

Its: Manager

By: [Signature]

Name: Rosita M. Jasper

Its: Manager

State of Utah)
)ss.
County of Salt Lake)

On the 24th day of June, 2003, personally appeared before me, Thomas D. Stuart and Rosita M. Jasper, who being by me duly sworn, did say, that they are the managers of John Glen Partners, L.C., a Utah limited liability company, who acquired title as John Glenn Properties, a Utah limited liability company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and the said Thomas D. Stuart and Rosita M. Jasper acknowledged to me that said Limited Liability Company executed the same.

Denese L. Crane
NOTARY PUBLIC
Residing At: *SLC, Utah*
My Commission Expires *08-11-2004*

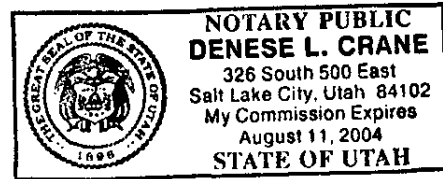


EXHIBIT "A"

EXHIBIT A

REAL PROPERTY DESCRIPTION

The real property located in Salt Lake County, State of Utah, and more particularly described as follows:

ALL OF LOT 5A, BONNEVILLE CENTER SUBDIVISION - PLAT B1, as described in that certain Notice of Routine Lot Line Adjustment dated April 21, 2003 and recorded April 24, 2003 as Entry No. 8624519 in Book 8783 beginning at Page 9071 of the Official Records of Salt Lake County, State of Utah, as same is specifically described as follows:

All of Lot 5, BONNEVILLE CENTER SUBDIVISION - PLAT B1 and a portion of Lot 7, BONNEVILLE CENTER SUBDIVISION - PLAT B2, both as recorded in the Office of the Salt Lake County Recorder, lying in the West half of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point on the East line of said Lot 7 which is 490.27 feet South 89°58'51" West along the Section line and 1898.22 feet South 00°02'54" West along the Westerly right-of-way line of John Glenn Road (6070 West) from the North Quarter corner of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 00°02'54" West 740.26 feet along said right-of-way line to the Southeast corner of said Lot 5; thence North 89°58'15" West 425.76 feet along the South line of said Lot 5 to a point of non-tangency with a 561.69 foot radius curve to the left (radius point bears South 20°44'24" East); thence Southwesterly 497.77 feet along the arc of said curve through a central angle of 50°46'34" (chord bears South 43°52'19" West 481.65 feet) to the Southwest corner of said Lot 5; thence North 00°05'35" West 1014.88 feet along the West line of said Lot 5 to the point of curvature with a 530.00 foot radius curve to the right; thence Northeasterly 72.31 feet along the Westerly line of said Lots 5 and 7 and along the arc of said curve through a central angle of 07°19'01" (chord bears North 03°48'56" East 72.25 feet); thence North 89°58'45" East 757.03 feet to the point of beginning.

Said property is also known by the street address of:
491 North John Glenn Road, Salt Lake City, UT 84116

Tax ID 07-35-100-012
07-35-100-013

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