

Ent: 352527 - Pg 1 of 3
Date: 1/21/2011 12:07:00 PM
Fee: \$14.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: Metro National Title

WHEN RECORDED MAIL THIS
SPECIAL WARRANTY DEED AND
TAX STATEMENTS TO:

Tooele Land Partners, LLC
145 South Fairfax Avenue, Suite 401
Los Angeles, California 90036
Attn.: Steven Usdan

MNT 22984

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, receipt and sufficiency of which are hereby acknowledged, IDCLP, L.L.C., a Utah limited liability company, as to an undivided 56.72% interest and TDLP, L.L.C., a Utah limited liability company, as to an undivided 43.28% interest (collectively, "**Grantor**"), do hereby convey to TOOELE LAND PARTNERS, LLC, a Delaware limited liability company ("**Grantee**"), all of that certain real property located in the City of Tooele, County of Tooele, State of Utah described on Exhibit A attached hereto and made a part hereof for all purposes (the "**Property**").

SUBJECT TO: all non-delinquent taxes and assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, and other matters of record or which would be disclosed by an inspection or survey of the Property, including without limitation any dispute as to the westerly boundary of the Property as shown on the ALTA/ACSM Land Title Survey prepared by Great Basin Engineering - South dated January 7, 2011.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anyway belonging to Grantor, unto Grantee, its successors and assigns forever, subject to the matters herein stated.

GRANTOR HEREBY binds itself and its successors and assigns to warrant and defend the title against all acts of the Grantor, and none other, subject to the matters above set forth.

EXECUTED as of January 21, 2011.

GRANTOR:

IDCLP, L.L.C., a Utah limited liability company

By: [Signature]
Lofin K. Pugh, Manager

TDLP, L.L.C., a Utah limited liability company

By: [Signature]
Lofin K. Pugh, Manager

22984

STATE OF Utah)
)
COUNTY OF Salt Lake) SS:

On this the 13 day of January, 2011, before me the undersigned officer, personally appeared Lorin K. Pugh, who acknowledged himself/herself to be the Manager of IDCLP, L.L.C., a Utah limited liability company, and that he/she as such Manager, being authorized to do so, executed the foregoing instrument on behalf of the limited liability company for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

Britton G. Garrett
NOTARY PUBLIC

(SEAL)



STATE OF Utah)
)
COUNTY OF Salt Lake) SS:

On this the 13 day of January, 2011, before me the undersigned officer, personally appeared Lorin K. Pugh, who acknowledged himself/herself to be the Manager of TDLP, L.L.C., a Utah limited liability company, and that he/she as such Manager, being authorized to do so, executed the foregoing instrument on behalf of the limited liability company for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

Britton G. Garrett
NOTARY PUBLIC

(SEAL)



EXHIBIT A

LEGAL DESCRIPTION

Parcel 2:



All of Lot 2, TOOELE TOWN CENTER, according to the official plat thereof, filed in the office of the Tooele County Recorder in Plat Book 13 at page 73.

Parcel 8:

Together with Grantor's rights in and to the common easements as shown in that Grant of Easements, Declaration of Restrictions and Common Facilities Maintenance Agreement recorded December 16, 1999 as Entry No. 141401 in Book 602 at page 330 and as amended by that certain First Amendment to Grant of Easements, Declaration of Restrictions and Common Facilities Maintenance Agreement recorded April 9, 2003, Entry No. 199553 in Book 838 at page 871 and Second Amendment to Grant of Easements, Declaration of Restrictions and Common Facilities Maintenance Agreement recorded May 17, 2004 as Entry No. 223299 in Book 945 at page 261 of official records.

13-073-0-0002