

9071853

When Recorded, mail to:
512 LLC, c/o
Adam L. Nice
9500 South 500 West, Suite 106
Sandy, UT 84070

9071853
05/25/2004 04:35 PM 12.00
Book - 8992 Pg - 4120-4121
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJM, DEPUTY - WI 2 P.

Escrow No. 91235AW

[PARCEL ID: 27-01-129-016]

Special Warranty Deed

First Colonies, L.C., a Utah Limited Liability Company, organized and existing under the laws of the State of Utah, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to 512 LLC, a Utah limited liability company

GRANTEE, 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" attached hereto

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2004, and thereafter.

WITNESS the hand of said GRANTOR, this 24TH day of May, 2004.

First Colonies, L.C., a Utah Limited Liability Company

By: J. McDonald Brubaker
Name: J. McDonald Brubaker
Its: Member

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

On the 24 day of May, 2004, personally appeared before me J. McDonald Brubaker, who being by me duly sworn, did say, that he is a member of First Colonies, L.C., 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 J. McDonald Brubaker acknowledged to me that said Limited Liability Company executed the same.

Andrea Shockley
NOTARY PUBLIC

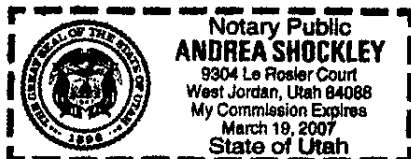


EXHIBIT "A"

All of Unit No. B-104, contained within the **SPORTS PARK COMMERCIAL CONDOMINIUMS**, as the same is identified in the Record of Survey map recorded in Salt Lake County, Utah, as Entry No. 8273443, in book 2002P at Page 158, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the **SPORTS PARK COMMERCIAL CONDOMINIUMS**, recorded in Salt Lake County, Utah on June 24, 2002 as Entry no. 8273444 in Book 8612 at Page 4063 of Official Records. Together with (a) the undivided ownership interest in said Condominium Project's common Areas and Facilities which is appurtenant to said unit. (The referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

