

CTC # 16813
When Recorded mail to:
Stewart L. Grow, Jr.
4000 Browns Canyon Road
Peoa, UT 84061-8710

ENT 148625:2006 PG 1 of 1
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Nov 06 3:55 pm FEE 10.00 BY AS
RECORDED FOR CENTURY TITLE COMPANY
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO: GRANTEE

Space above this line for recording data.

SPECIAL WARRANTY DEED

For valuable consideration in hand received,

IBA, LLC, a Delaware limited liability company
of 155 North Lake Avenue, Pasadena, California 91101,

GRANTOR(S)

Hereby *Convey(s)* and *Warrant(s)* title against all acts by, through or under Grantor only to

Stewart L. Grow, Jr.

GRANTEE(S)

of 4000 Browns Canyon Road Peoa, UT 84061-8710

ALL OF GRANTOR'S INTEREST IN THE FOLLOWING DESCRIBED TRACT OF LAND IN *UTAH* COUNTY, STATE OF UTAH, to-wit:


Lot 1, Plat "A", EAGLE MOUNTAIN BUSINESS CAMPUS Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder.
The following is shown for information purposes only: Tax ID No. 38:302:0001

38:302:0001

This conveyance is subject to all reservations, restrictions, covenants, easements, and rights of way of record, visible by inspection of otherwise.

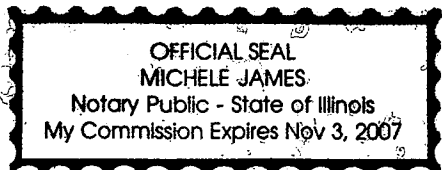
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS October 13, 2006.


IBA, LLC, a Delaware limited liability company


By: Todd Camp, First Vice-President

STATE OF Illinois)
 :SS
COUNTY OF Cook)

The foregoing Special Warranty Deed was acknowledged before me on this October 13, 2006 by TODD CAMP, the First Vice President of IBA, LLC, a Delaware limited liability company, who signed on behalf of said entity.




NOTARY PUBLIC
Residing at: *MATHESON, IL*
My Commission Expires: ~~CENTURY TITLE COMPANY~~ *11/3/07*