

9521587

Recorded at Request of: METRO NATIONAL TITLE
File Number: 05042910

9521587
10/13/2005 12:50:00 PM \$23.00
Book - 9202 Pg - 5067-5069
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Tax notice to:
1430 PARTNERS, LLC
1245 East Birchwood Rd #110
Salt Lake City, UT 84106

SPECIAL
WARRANTY DEED

BROADBENT INVESTMENT COMPANY, LTD., a Utah limited partnership,
as to Parcel 1 and EDITH S. BROADBENT, Trustee of EDITH S.
BROADBENT FAMILY TRUST, as amended and restated on August 21,
2000, as to Parcel 2

GRANTOR of SALT LAKE, COUNTY OF SALT LAKE, STATE OF UTAH,
hereby CONVEYS and WARRANTS BY THROUGH AND UNDER THEM ONLY TO:

1430 PARTNERS, LLC, a Utah limited liability company

of Salt Lake State of Utah, for the sum of TEN AND 00/100'S
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the
following described tract(s) of land in Salt Lake County, State
of Utah: GRANTEE

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
INCORPORATED HEREIN.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds
and/or Special Assessments not delinquent and
Covenants, Conditions, Restrictions, Rights-of-Way, Easements,
Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this 10th day of OCTOBER,
2006.

BROADBENT INVESTMENT COMPANY, LTD.,

BY: Edith S. Broadbent
EDITH S. BROADBENT, General Partner

EDITH S. BROADBENT FAMILY TRUST

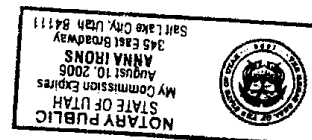
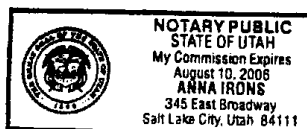
BY: Edith S. Broadbent
EDITH S. BROADBENT, Trustee

State of Utah, County of Salt Lake: ss

On October 10, 2006 personally appeared before me EDITH
S. BROADBENT the general partner of BROADBENT INVESTMENT
COMPANY, LTD., a Utah limited partnership who by me being duly
sworn(or affirmed) upon oath did say that such person(s) is/are
the general partner(s) of the named partnership and that the
foregoing instrument was executed pursuant to the partnership
agreement with consent of non executing partners as may be
required by law, and EDITH S. BROADBENT acknowledged to me that
such person(s) executed the same as the act of said partnership.

Anna Irons
Notary Public

My Commission Expires: August 10, 2006
Residing at: Salt Lake City



State of Utah, County of Salt Lake: ss

On October 10, 2006 personally appeared before me EDITH S. BROADBENT, TRUSTEE EDITH S. BROADBENT FAMILY TRUST who upon being duly sworn (or affirmed) upon oath that she did sign the foregoing instrument with authority as granted in the capacity as Trustee of EDITH S. BROADBENT FAMILY TRUST duly acknowledged to me that she executed the same.



Notary Public

My Commission Expires: August 10, 2006
Residing at: SALT LAKE CITY

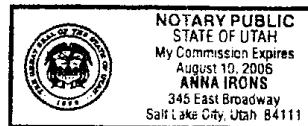


EXHIBIT A

Order Number: 05042910C

PARCEL 1:

All of Lots 1, 50, 51, 52, 53 and 54, BLOCK 3, SOUTH MAIN STREET ADDITION PLAT "A", according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

Purported Address:

1430 SOUTH MAIN STREET
SALT LAKE CITY, UT 84115

PARCEL 2:

All of Lots 46 thru 49, Inclusive, Block 3, SOUTH MAIN STREET ADDITION PLAT "A", according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

Purported Address:

1414 SOUTH MAIN STREET
SALT LAKE CITY, UT 84115

15-13-231-024
15-13-231-023