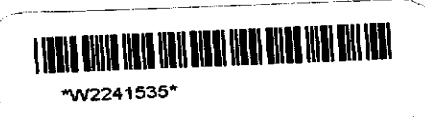


10
jm



WHEN RECORDED, MAIL TO:
Ralph Hamilton & Sons, Inc
c/o Lowell Hamilton
2450 E 646 N #23
St. George UT 84790-1427

E# 2241535 PG 1 OF 1
ERNEST D ROWLEY, WEBER COUNTY RECORDER
12-FEB-07 842 AM FEE \$10.00 DEP 5GC
REC FOR: REALTYNET

Special Warranty Deed
(14.82% Fractional Interest)

RealtyNet Holdings, LC, Grantor, whose address is 1971 North State, Provo, UT 84604

For the sum of (\$10.00) and other good and valuable consideration, grants and conveys (transfers ownership) to **Ralph Hamilton & Sons, Inc** whose address is c/o Lowell Hamilton, 2450 E 646 N #23, St. George, UT 84790-1427, a **14.82% undivided interest** in the following real property together with improvements located in the City of Ogden, County of Weber, State of Utah and more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF THE STATE ROAD WHICH IS SOUTH 88D59'53" EAST (SOUTH 89D20'47" EAST) 320.01 FEET ALONG SAID NORTH LINE FROM THE INTERSECTION OF SAID NORTH LINE FROM THE EAST LINE OF CHILDS AVENUE, SAID POINT IS ALSO NORTH 0D58' EAST 46.57 FEET AND SOUTH 88D59'53" EAST (SOUTH 89D20'47" EAST) 320.01 FEET FROM THE INTERSECTION OF THE ORIGINAL NORTH LINE OF 12TH STREET AND THE EAST LINE OF CHILDS AVENUE; THENCE SOUTH 88D59'53" EAST (SOUTH 89D20'47" EAST) 250.00 FEET ALONG SAID NORTH LINE TO A POINT 404.5 FEET WEST OF THE WEST LINE OF WASHINGTON BLVD.; THENCE NORTH 0D50'15" EAST 337.04 FEET; THENCE NORTH 89D09'45" WEST 250.00 FEET; THENCE SOUTH 0D50'15" WEST 337.84 FEET TO THE POINT OF BEGINNING.

The following is for informational purposes only: Tax Parcel No. 12-110-0045 *jm*

Together with an assignment of Grantor's 14.82% undivided interest in and to that certain lease between CNL Funding 2001-A, LP, a Delaware Limited Partnership and Vicorp Restaurants, Inc., a Colorado corporation, dated May 14, 2001. Grantor hereby binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From and Exceptions to Conveyance and Warranty, by, through and under Grantor, but not otherwise.

In Witness whereof, the Grantor has caused its name to be hereunto affixed on 2nd day of February, 2007.

RealtyNet Holdings, LLC
By *Brian M. Greene*
By RealtyNet Advisors, Inc, Manager
By Brian M. Greene, Vice President

STATE OF UTAH §
§
COUNTY OF UTAH §

On the 6th day of February, 2007, personally appeared before me **Brian M Greene, Vice President of RealtyNet Advisors, Inc.,** as **Manager of RealtyNet Holdings, LC,** the signor of the within instrument who duly acknowledged before me, that he executed the same for and on behalf of said company

Dianne L. Singleton
Notary Public



My Commission Expires: 08/12/2010
Residing at: 145 E 300 S
Springville UT 84663