

WHEN RECORDED RETURN TO:
 GAYLE BURRESS
 CHICAGO TITLE INSURANCE COMPANY
 2001 BRYAN STREET, SUITE 1700
 DALLAS, TEXAS 75201-3005

9601473
 01/04/2006 12:53 PM \$21.00
 Book - 9239 Pg - 6815-6820
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 LANDMARK TITLE
 BY: ZJM, DEPUTY - WI 6 P.

SEND TAX NOTICE TO:
 JAMES CAMPBELL COMPANY LLC
 1001 KAMOKILA BLVD.
 KAPOLEI, HAWAII 96707

Special Warranty Deed

D.A. HEENAN, C.R. CHURCHILL, RICHARD W. GUSHMAN, II and RONALD J. ZLATOPER, the duly appointed, qualified and acting TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, acting in their fiduciary and not in their individual capacities (collectively, "Grantor"),

with its office at 1001 Kamokila Blvd., County of HONOLULU, City of KAPOLEI, State of HAWAII, hereby conveys and warrants against the acts of the Grantor only to

JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company ("Grantee"),

with its office at 1001 Kamokila Blvd., County of HONOLULU, City of KAPOLEI, State of HAWAII for the sum of TEN DOLLARS and other good and valuable consideration that certain tract of land in Salt Lake County, State of Utah, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Together with all improvements thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (collectively, the "Property"); subject to all matters of record affecting such real property as of the date hereof, to the extent (but no further) that same are valid and subsisting as of the date hereof and affect title to the Property (collectively, the "Permitted Exceptions").

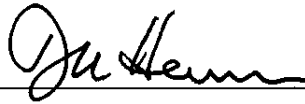
Notwithstanding any contrary provision contained in this instrument, the liability of Grantor for any and all warranties and covenants of Grantor, whether express or implied and whether arising pursuant to the express terms of this instrument or any law (whether common or statutory), rule or regulation of the State in which the Property is located, shall be strictly limited to the amount of insurance proceeds, if any, awarded or otherwise available for the benefit of Grantor with respect to a breach of warranty or covenant under the coverage of any Owner Policy of Title Insurance held for the benefit of Grantor with regard to the Property. The rights of Grantee and its successors and assigns to proceed against and recover from Grantor's predecessors-in-title with respect to the above described Property or other third party shall not be cut off, impaired or

limited by the limitation of Grantor's liability set forth above.

EXECUTED as of the 7th day of December, 2005, but effective for all purposes as of January 1, 2006.

GRANTOR:

TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, acting in their fiduciary and not in their individual capacities



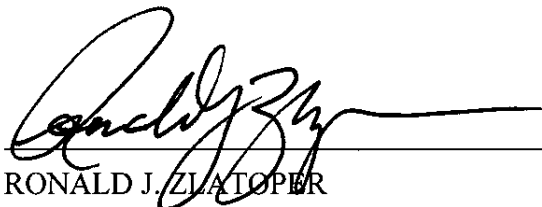
D.A. HEENAN



C.R. CHURCHILL



RICHARD W. GUSHMAN, II



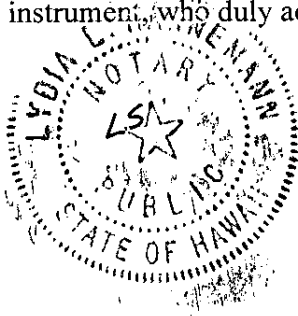
RONALD J. ZLATOPER

Approved as to form for Grantor:

Stutzman, Bromberg, Esserman & Plifka,
A Professional Corporation

STATE OF HAWAII
City and
COUNTY OF HONOLULU

On the 7th day of December, 2005, personally appeared before me D.A. Heenan, as Trustee Under the Will and of the Estate of James Campbell, Deceased, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Lydia L. Hannemann
Notary Public
Lydia L. Hannemann
My commission expires February 11, 2008
Residing in State of Hawaii

STATE OF HAWAII
City and
COUNTY OF HONOLULU

On the 7th day of December, 2005, personally appeared before me C.R. Churchill, as Trustee Under the Will and of the Estate of James Campbell, Deceased, the signer of the within instrument, who duly acknowledged to me that he executed the same.

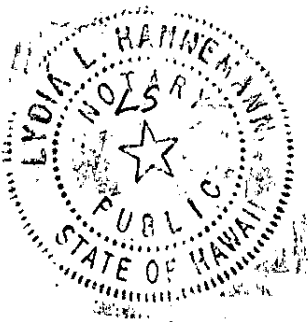


Lydia L. Hannemann
Notary Public
Lydia L. Hannemann
My commission expires February 11, 2008
Residing in State of Hawaii
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STATE OF HAWAII

City and
COUNTY OF HONOLULU

On the 7th day of December, 2005, personally appeared before me Richard W. Gushman, II, as Trustee Under the Will and of the Estate of James Campbell, Deceased, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Lydia L. Hannemann
Notary Public
Lydia L. Hannemann
My commission expires February 11, 2008

Residing in State of Hawaii

STATE OF HAWAII

City and
COUNTY OF HONOLULU

On the 7th day of December, 2005, personally appeared before me Ronald J. Zlatoper, as Trustee Under the Will and of the Estate of James Campbell, Deceased, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Lydia L. Hannemann
Notary Public
Lydia L. Hannemann
My commission expires February 11, 2008

Residing in State of Hawaii

EXHIBIT "A"

PARCEL NO. 1:

BEGINNING at a point 219.11 feet South and 1070.63 feet West of the Southeast Corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South $01^{\circ}47'58''$ West 69.71 feet; thence South $52^{\circ}14'40''$ West 160.86 feet to the Northeasterly Right-of-Way line of Union Park Avenue; thence along said Right-of-Way North $53^{\circ}04'43''$ West 170.30 feet to a point on the Westerly bank of Little Cottonwood Creek; thence along said west bank for five courses as follows: North $16^{\circ}33'00''$ West 25.65 feet; North $33^{\circ}32'00''$ West 40.00 feet; North $26^{\circ}59'00''$ West 39.00 feet; North $34^{\circ}55'00''$ West 47.70 feet; North $22^{\circ}22'00''$ West 14.00 feet to a non-tangent 40.00 foot radius curve to the right, the radius point of which is South $41^{\circ}13'36''$ East; then Northeasterly 15.40 feet along the arc of said curve through a central angle of $22^{\circ}03'07''$; thence North $70^{\circ}49'31''$ East 17.48 feet; thence North $64^{\circ}08'03''$ East 24.56 feet to a 140 foot radius curve to the left, the radius point of which is North $25^{\circ}51'57''$ West; thence 50.54 feet Northeasterly along the arc of said curve through a central angle of $20^{\circ}41'05''$ to a reverse 230.83 foot curve; thence 111.28 feet Northeasterly along the arc of said curve through a central angle of $27^{\circ}37'19''$ to a 15.00 foot radius compound curve to the right, the radius of which is South $18^{\circ}55'51''$ East; thence 18.64 feet Easterly along the arc of said curve through a central angle of $71^{\circ}10'51''$; thence South $37^{\circ}45'00''$ East 61.14 feet; thence South $37^{\circ}20'06''$ East 174.81 feet to the point of BEGINNING.

PARCEL NO. 2:

BEGINNING at a point 888.16 feet West and 194.82 feet South from the Southeast Corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North $88^{\circ}12'02''$ West 142.20 feet to a 50.00 foot radius curve to the right, the radius point of which is North $01^{\circ}47'58''$ East; thence Northwesterly 44.03 feet along the arc of said curve through a central angle of $50^{\circ}27'02''$; thence North $37^{\circ}45'00''$ West 189.08 feet to a 25.00 foot radius curve to the right, the radius point of which is North $52^{\circ}15'00''$ East; thence Northerly 23.22 feet along the arc of said curve through a central angle of $53^{\circ}13'08''$; thence North $15^{\circ}28'08''$ East 99.60 feet to a 25.00 foot radius curve to the right, the radius point of which is South $74^{\circ}31'52''$ East; thence Northeasterly 16.05 feet along the arc of said curve through a central angle of $36^{\circ}46'52''$; thence North $52^{\circ}15'00''$ East 78.090 feet; thence South $37^{\circ}45'00''$ East 15.00 feet; thence North $52^{\circ}15'00''$ East 20.08 feet; thence South $37^{\circ}45'00''$ East 296.83 feet; thence South $01^{\circ}47'58''$ West 118.00 feet to the point of BEGINNING.

PARCEL NO. 3:

The beneficial right appurtenant to Parcel No. 1 under all easements, rights of way, and common areas granted in accordance with the terms and

(Continued)

conditions of that certain "Declaration of Easements, Covenants and Restrictions" dated September 11, 1989 and recorded September 11, 1989 as Entry No. 4821465 in Book 6158 at Page 242 of Official Records and re-recorded September 12, 1989 as Entry No. 4822068 in Book 6158 at Page 1288 of Official Records, as amended.

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FOR INFORMATION PURPOSES ONLY: Tax Parcel No. 22-29-226-027; Tax Parcel No. 22-29-226-025

File No. 39025