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MNT-04039623

9171615
09/14/2004 09:16 AM \$14.00
Book - 9036 Pg - 9786-9788
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
BY: ZJM, DEPUTY - WI 3 P.

When recorded, mail to:

FRED SISTILLI

FMS INVESTMENTS, LLC

10600 BACK PLAINS DRIVE
LAS VEGAS, NV 89134

Space above for recorder's use

Special Warranty Deed

GRAE MIDVALE, LLC, A LIMITED LIABILITY COMPANY
organized and existing under the laws of the State of CALIFORNIA, with its
principal office at 1801 CENTURY PARK EAST, SUITE 1080, LOS ANGELES, CA
90067, County of Los Angeles, State of California, Grantor,

hereby conveys and warrants

against the acts of the Grantor only to FMS INVESTMENTS, LLC, A NEVADA
LIMITED LIABILITY COMPANY DOING BUSINESS IN UTAH AS FMS REAL ESTATE
INVESTMENTS, LLC,

Grantee, of the county of Clark County, Nevada, for the sum of \$2,175,000.00
dollars the following described tract of land in Salt Lake County, State of
Utah:

SEE ATTACHED EXHIBIT 'A'

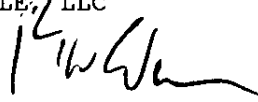
TAX ID: 22-29-128-003

The officers who sign this deed hereby certify that this deed and the
transfer represented thereby was duly authorized under a resolution duly
adopted by the board of directors of the grantor at a lawful meeting duly
held and attended by a
quorum.

In witness whereof, the grantor has caused its corporate name to be
hereunto named and written by its duly authorized officers this 2 day of
SEPTEMBER, A.D., 2004

GRAE MIDVALE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: GRAE VENTURES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, MEMBER OF
GRAE MIDVALE, LLC

BY: 
RICK EDWARDS aka RICHARD L. EDWARDS
MANAGER OF GRAE VENTURES, LLC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of LOS ANGELES } ss.

On SEPTEMBER 2, 2004 before me, ANN M. WARD NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared RICK EDWARDS
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



EXHIBIT A

Beginning at a point South 88 deg. 56'20" West 953.13 feet and South 0 deg. 04'40" West 466.041 feet and South 89 deg. 55'20" East 73.00 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 73 deg. 09' East along an old fence line 360.280 feet, to the North line of the State Highway right-of-way; thence Southwesterly along said right-of-way line, around a 1,076.92 foot radius curve to the right, 208.320 feet; thence South 85 deg. 21'20" West along said right-of-way line, 140.761 feet; thence North 0 deg. 04'40" East, parallel to and 73.00 feet perpendicular distance from the centerline of 900 East Street, 152.615 feet to the point of beginning.