ENT 177511:2007 PG 1 of 3

RANDALL A. COVINGTON

UTAH COUNTY RECORDER

2007 Dec 27 12:48 pm FEE 14.00 BY TO

RECORDED FOR FIRST AMERICAN NCS - SOUTH

ELECTRONICALLY RECORDED

Recording Requested by: First American Title Insurance Company 200 East South Temple, Suite #200 Salt Lake City, UT 84111 (801)536-3100

AFTER RECORDING RETURN TO: 8th Avenue Investment, LLC c/o Ronco Investments Inc. 8950 W. Olympic Blvd. #372 Beverly Hills, CA 90211

SPECIAL WARRANTY DEED

Escrow No: 4846743-CP A.P.N.: 34-201-0001

Santa Fe Palms, LLC, a Utah limited liability company, Grantor, of **Draper**, County of **Salt Lake**, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

8th Avenue Investment, LLC, a California limited liability company as to an undivided 50% interest and SDBW, LLC, a New York limited liability company, as to an undivided 50% interest, as tenants in common, Grantees, of Beverly Hills, State of California, and Great Neck, State of New York, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Utah County, State of Utah:

Lot 1, of that certain plat entitled "Plat A, Albertson's Center No. 2", which plat was filed in the office of the Recorder of the County of Utah, State of Utah on May 20, 1994, as Entry No. 42727 in Book 34 of plats at page 201.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2007 and thereafter.

Witness, the hand(s) of said Grantor(s), this 2 day of December, 2007.

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STATE OF	Utah)						
COUNTY OF	Salt Lake)Ss.)						
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My Commission expires: 8/13/2011				F	{Seal or .	Stamp}		

STATE OF	Utah)					
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Suban Susan	Notary Public (Printed Name)			Notary Public SUSAN FORBUSH 166 E.14000 S Suite 210 Draper, Utah 84020 My Commission Expires August 13, 2011 State of Utah			
My Commission		2 011	{Seal or Stamp}				
STATE OF	Utah)					
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