

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 21 day of December, 2007.

Santa Fe Palms, LLC,
A Utah limited liability company
By: Wadsworth & Sons, LLC
Its: Manager



By: Ralph L. Wadsworth
Its: Manager



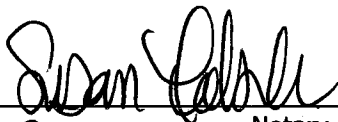
By: Peggy K. Wadsworth
Its: Manager

By: Kip L. Wadsworth
Its: Manager

STATE OF Utah)

COUNTY OF Salt Lake)
)Ss.
)

On this 21 day of December, 2007, personally appeared before me Ralph L. Wadsworth, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Manager of Wadsworth & Sons, LLC, the manager of Santa Fe Palms, LLC, a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledged to me that said limited liability company executed the same.

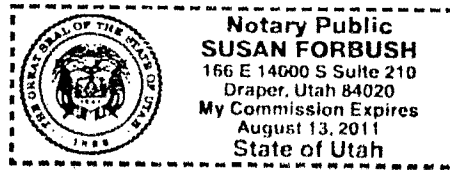


Notary Public

Susan Forbush

(Printed Name)

My Commission expires: 8/13/2011



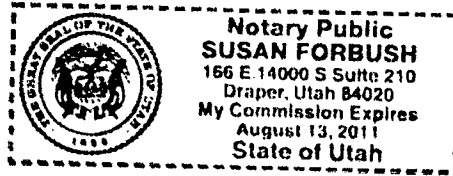
{Seal or Stamp}

STATE OF Utah)

COUNTY OF Salt Lake)
)Ss.
)

On this 21 day of December, 2007, personally appeared before me and Peggy N. Wadsworth, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Manager of Wadsworth & Sons, LLC, the manager of Santa Fe Palms, LLC, a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledged to me that said limited liability company executed the same.

Susan Forbush
Notary Public
Susan Forbush
(Printed Name)
My Commission expires: 8/13/2011



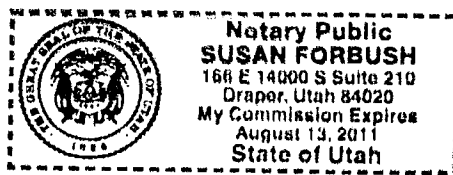
{Seal or Stamp}

STATE OF Utah)

COUNTY OF Salt Lake)
)Ss.
)

On this 21 day of December, 2007, personally appeared before me Kip L. Wadsworth personally known to me (or proved to me on the basis of satisfactory evidence) to be the Manager of Wadsworth & Sons, LLC, the manager of Santa Fe Palms, LLC, a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledged to me that said limited liability company executed the same.

Susan Forbush
Notary Public
Susan Forbush
(Printed Name)
My Commission expires: 8/13/2011



{Seal or Stamp}