

**WHEN RECORDED, RETURN TO:**

America First Federal Credit Union  
a Utah corporation  
Operations Service Dept.  
Attn: Glenda Burnside  
1344 West 4675 South  
Riverdale, UT 84405

ENT 166769:2006 PG 1 of 2  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2006 Dec 12 10:41 am FEE 12.00 BY FS  
RECORDED FOR TALON GROUP  
ELECTRONICALLY RECORDED

**MAIL TAX NOTICES TO:**

America First Federal Credit Union  
a Utah corporation  
Attn: Accounting Department  
P.O. Box 9199  
Riverdale, UT 84409

Escrow No. 240554- JB

PARCEL I.D. NUMBER(S): Portion of 58-032-0087

**SPECIAL WARRANTY DEED**

**STATIONS WEST-SARATOGA, LLC, AN OHIO LIMITED LIABILITY COMPANY,** organized and existing under the laws of the State of Utah with a mailing address of 175 East 400 South, Suite 402, Salt Lake City, County of Salt Lake, State of Utah, 84111, AS GRANTOR(S)

hereby CONVEY(S) AND WARRANT(S) AGAINST ALL CLAIMING BY, THROUGH OR UNDER IT TO **AMERICA FIRST FEDERAL CREDIT UNION dba AMERICA FIRST CREDIT UNION, A UTAH CORPORATION,** organized and existing under the laws of the State of Utah with a mailing address of 1344 West 4675 South, City of Riverdale, County of Weber, State of Utah, 84405, AS GRANTEE(S)

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in **Utah County, State of Utah,** to wit:

Lot 5, SARATOGA TOWN CENTER SUBDIVISION, according to the Official Plat thereof on file and of record in the Utah County Recorder's Office.

SUBJECT TO all easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2007, and thereafter.

The member(s)manager(s) who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under the Articles of Organization and Operating Agreement adopted by the members of said limited liability company.

See attached Signature Page and Notary Acknowledgement

THE TALON GROUP  
JB# 240554

Signature Page and Notary Acknowledgement  
To Special Warranty Deed

IN WITNESS WHEREOF the Grantor has caused its hand to be hereunto affixed, this 6th  
day of December A.D., 2006.

Stations West-Saratoga, LLC  
an Ohio limited liability company

By: WG Station Holding IV, LLC  
an Ohio limited liability company  
Its: Sole Member

By: WG Station Holding Company, LLC  
Its: Sole Member

By: Phillips Edison Limited Partnership  
a Delaware limited partnership  
Its: Managing Member

By: Phillips Edison & Company, Inc.,  
a Maryland corporation  
Its: General Partner

By: *R. Mark Addy*  
Name: R. Mark Addy, its Vice President and Secretary

STATE OF OHIO }

ss.

COUNTY OF HAMILTON }

On the 6<sup>th</sup> day of December A.D., 2006, personally appeared before me R. Mark Addy, the signer of the foregoing instrument, who being by me duly sworn, did say, that he is the Vice President and Secretary of Phillips Edison & Company, Inc., a Maryland corporation, which is the general partner of Phillips Edison Limited Partnership, a Delaware limited partnership, which is the managing member of WG Station Holding Company, LLC, an Ohio limited liability company, which is the sole member of WG Station IV, LLC, an Ohio limited liability company, which is the sole member of STATIONS WEST-SARATOGA, LLC, an Ohio limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its Articles of Organization and Operating Agreement, and the said limited liability company, limited liability company, limited liability company, limited partnership and corporation executed the same.



**BARBARA HOOD**  
Notary Public, State of Ohio  
My Commission Expires  
August 2, 2008

*Barbara Hood*  
NOTARY PUBLIC