

FOUNDERS TITLE COMPANY NO. F-63392CA

WHEN RECORDED MAIL TO:
MICHAEL K. MURPHY, Trustee
630 Grand Avenue, Suite I
Carlsbad, California 92008

NT-37145

SPECIAL WARRANTY DEED

REALTY NET PROPERTIES III, LLC, Grantor,
of Provo, County of Utah, State of Utah, hereby

CONVEYS and WARRANTS only as against all claiming by, through or under it to
MICHAEL K. MURPHY, Trustee of the Michael Kevin Murphy Trust dated October 6, 1989, Grantee
of Carlsbad, Ca. for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- the following described
tract of land in SALT LAKE County, State of Utah:

See Exhibit A attached hereto and made a part hereof.

Ent 857111 Bk 1288 Pg 1871
Date 19-Mar-2004 4:51PM Fee \$12.00
Michael Gleed, Rec. - Filed By SA
Cache County, UT
For NORTHERN TITLE COMPANY

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for
the year 2004 and thereafter.

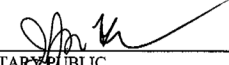
WITNESS, the hand(s) of said Grantor(s), this 18th day of March, 2004.

REALTY NET PROPERTIES III, LLC

By: 
By: Gary Leavitt, Manager

STATE OF UTAH
COUNTY OF UTAH

On the 18th day of March, A.D., 2004, Personally appeared before me GARY LEAVITT, Manager of REALTY
NET PROPERTIES III, LLC, the signer(s) of the within instrument, who duly acknowledged to me that he
executed the same.


NOTARY PUBLIC
Residing at: Provo, UT
My Commission Expires: 6-4-7

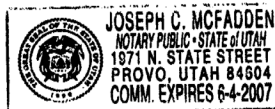


Exhibit A

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 165, SAID POINT BEING SOUTH 00°00'06" EAST 215.44 FEET FROM A MONUMENT IN THE INTERSECTION OF SAID HIGHWAY NO. 165 AND 5400 SOUTH STREET ALONG A LINE BETWEEN TWO FOUND CITY STREET MONUMENTS IN SAID HIGHWAY NO. 165 BEING SOUTH 00°00'06" EAST 764.50 FEET APART AND NORTH 89°59'54" EAST 50.25 FEET FROM SAID INTERSECTION MONUMENT; THENCE SOUTH 89°59'54" EAST 264.00 FEET; THENCE SOUTH 00°00'06" West 106.00 feet; THENCE NORTH 89°59'54" WEST 264.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°00'06" EAST ALONG SAID RIGHT-OF-WAY LINE 106.00 FEET TO THE POINT OF BEGINNING.

The following is shown for informational purposes only: Tax Parcel No. 01-003-0016

Ent 857111 Bk 1288 Pg 1872