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11/18/2005 4:11:00 PM \$14.00
Book - 9219 Pg - 4966-4967
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 2 P.

Founders Title Company 00067457

MAIL TAX NOTICE TO
LIBRARY SQUARE CENTRE, LLC
1462 Federal Heights Drive
Salt Lake City, Utah 84103

**WARRANTY DEED
(CORPORATE FORM)**

ROSEMEAD PROPERTIES, INC., a corporation organized and existing under the laws of the State of Nevada with its principal office at El Monte, California, Grantor, hereby CONVEYS AND WARRANTS TO

LIBRARY SQUARE CENTRE, LLC, a Utah limited liability company, Grantee

of 1462 Federal Heights Drive, Salt Lake City, Utah 84103 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

the following described tract of land and the structures and improvements located thereon, in SALT LAKE County, State of UTAH, to-wit:

See Exhibit A attached hereto and made a part hereof.

Grantor conveys the foregoing real property AS-IS, without any representation or warranty as to its condition or use.

Subject to easements restrictions and rights-of-way appearing of record or enforceable in law and equity and 2006 taxes and thereafter.

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.

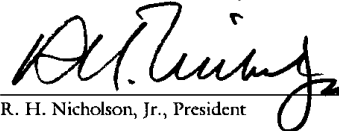
In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 17th day of November, 2005.

Attest:

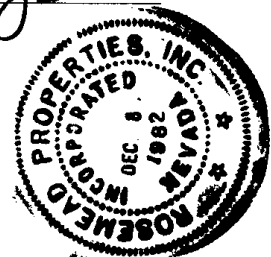


T. J. Ryan, Secretary

ROSEMEAD PROPERTIES, INC.



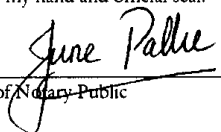
R. H. Nicholson, Jr., President



STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On the 17th day of November, 2005, before me, R. H. Nicholson, Jr. and T. J. Ryan personally appeared, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Signature of Notary Public

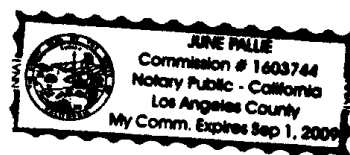


Exhibit A

Beginning at the Southeast corner of Lot 3, Block 54, Plat "A", SALT LAKE CITY SURVEY, said point of beginning being North 89° 57' 54" East, 398.15 feet and North 0° 02' 04" West, 63.65 feet from a Salt Lake City monument in the intersection of 400 South and 200 East Streets; running thence South 89° 58' 16" West, 115.50 feet; thence North 0° 02' 04" West, 185.00 feet; thence North 89° 58' 16" East, 49.00 feet; thence North 0° 02' 04" West, 145.00 feet; thence North 89° 58' 16" East, 108.50 feet; thence South 0° 02' 04" East, 82.50 feet; thence North 89° 58' 16" East, 3.00 feet; thence South 0° 02' 04" East, 82.50 feet; thence South 89° 58' 16" West, 45.00 feet; thence South 0° 02' 04" East, 165.00 feet to the point of beginning.

TOGETHER WITH a right-of-way described as follows:

Beginning at a point 61.45 feet West of the Southeast corner of Lot 2, aforesaid; and running thence North 0° 23' West, 84 feet; thence North 20° 08' East, 31.58 feet; thence North 0° 25' West, 216.35 feet; thence West 61.21 feet; thence South 20 feet; thence East 44.36 feet; thence South 0° 13' East, 196.35 feet; thence South 7° 10' West, 29.90 feet; thence South 0° 23' East, 84.0 feet; thence East 10.60 feet to the place of beginning.

Also, beginning 39 feet East of the Southwest corner of Lot 2, Block 54, Plat "A"; running thence East 12 feet; thence North 20 rods; thence West 12 feet; thence South 20 rods to the place of beginning.

The following is shown for information purposes only: Tax ID No. 16-06-326-015.