Recording Requested by: Associated Title Insurance Agency, LLC 5434 South Freeway Park Drive Riverdale, UT 84405 (801) 825-6100

AFTER RECORDING RETURN TO: Dominguez Park III Associates, LLC 756 South 200 East, Suite A Salt Lake City, UT 84111 9147363
08/16/2004 04:16 PM \$13.00
Book - 9026 Pg - 2538-2539
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: SBM, DEPUTY - WI 2 P.

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **013-4272019** (**jow**) A.P.N.: **15-35-400-061-0000**

Dominguez Park III Apts., A Utah Limited Partnership who acquired title as Dominguez Park III, a Utah Limited Partnership, Grantor, of Logan, Cache County, State of Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Dominguez Park III Associates, LLC, a Utah Limited Liability Company, Grantee, of **Salt Lake City**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

Parcel 1:

A part of the Southeast Quarter of Section 35, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point in the West line of 700 West Street, being South 89° 55' 00" West 206.07 feet and North 0° 02' 30" West 1204.454 feet and South 89° 57' 30" West 33.00 feet from the Southeast corner of said Section 35; and running thence South 89° 57' 30" West 30.00 feet; thence South 82° 21' 49" West 30.27 feet; thence South 89° 57' 30" West 405.00 feet; thence South 0° 02' 30" East 32.00 feet; thence South 89° 57' 30" East 608.07 feet; thence North 0° 02' 30" West 50.00 feet; thence North 89° 57' 30" East 160.00 feet to the West line of 700 West Street; thence South 0° 02' 30" East 234.19 feet along said West line of street to the point of beginning.

Parcel 2:

Together with a right-of-way and utility easement described as follows: Beginning at a point South 89° 55' 00" West 206.07 feet and North 00° 02' 30" West 1168.454 feet and South 89° 57' 30" West 33.0 feet from the Southeast corner of said Section 35; and running thence South 89° 57' 30" West 465.0 feet; thence North 00° 02' 30" West 32.0 feet; thence North 89° 57' 30" East 405.0 feet; thence North 82° 21' 40" East 30.27 feet; thence North 89° 57' 30" East 30.00 feet to the West line of 700 West Street; thence South 00° 02' 30" East 36.0 feet along said West line to the point of beginning.

A.P.N.: 15-35-400-061-0000 Warranty Deed - continued

File No.: 013-4272019 (jow)

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2004 and thereafter.

Witness, the hand(s) of said Grantor(s), this August 10, 2004.

)Ss.

Dominguez Park III, a Utah Limited Partnership

By: Business Capital and Loans, Inc., a Ut Corp General Partner Dell Loy Hansen, President

STATE OF

SIAIC OF

COUNTY OF <u>Cache</u>

Joz/ Larson

My Commission expires: 516 7 2006

Notary Public
JDEL LARSON
442 South 455 East
Smithfield, Utah 94335
My Commission Expires
July 7, 2006
State of Utah

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