



W2088809

WHEN RECORDED, RETURN TO:

Robert A. McConnell
Parr, Waddoups, Brown, Gee & Loveless
185 South State Street, Suite 1300
Salt Lake City, Utah 84111

SPECIAL WARRANTY DEED

Boyer Harrisville, L.C., a Utah limited liability company ("Boyer"), as to an undivided 17.4% interest, and Melvin L. Rogers and Ellen B. Rogers, co-managers of the Melvin Rogers Family, L.C., a Utah limited liability company (together with Boyer, "Grantor"), as to an undivided 82.6% interest, for Ten Dollars and other good and valuable consideration hereby convey and warrant, against all claiming by, through and under Grantor, to Harrisville Rogers II, L.C., a Utah limited liability company, whose address for the purpose hereof is 90 South 400 West, Salt Lake City, Utah 84101, the following described property located in Weber County, State of Utah:

All of Lot 2, Harrisville Retail Subdivision, in the City of Harrisville, County of Weber, according to the official plat thereof filed in the Weber County Recorder's office.

(Tax Parcel No.: 11-300-0002) ⚡

SUBJECT to rights-of-way, easements, restrictions, reservations and other matters of record.

DATED as of the 28th day of February 2005.

Boyer Harrisville, L.C.,
a Utah limited liability company, by its manager

The Boyer Company, L.C.,
a Utah limited liability company

By: [Signature]
Its: [Signature]

Melvin Rogers Family, L.C.,
a Utah limited liability company

By: [Signature]
Melvin L. Rogers, Manager

By: [Signature] M.M.
Ellen B. Rogers, Manager

E# 2088809 PG 1 OF 2
DOUG CROFTS, WEBER COUNTY RECORDER
03-MAR-05 12:13 PM FEE \$12.00 DEP KKA
REC FOR: BRAD.GALVEZ

STATE OF UTAH)
)
:SS.
COUNTY OF Weber)

The forging instrument was acknowledged before me this 28th day of February, 2005, by Devon Glenn, an individual in his capacity as manager of The Boyer Company, L.C., a Utah limited liability company, which is the manager of Boyer Harrisville, L.C., a Utah limited liability company.

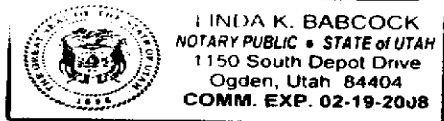


Linda K Babcock
Notary Public

STATE OF UTAH)
)
:SS.
COUNTY OF Weber)

The forging instrument was acknowledged before me this 22ND day of February, 2005, by Melvin L. Rogers and Ellen B. Rogers, individuals in their capacities as co-managers of Melvin Rogers Family, L.C., a Utah limited liability company.

[SEAL]



Linda K Babcock
Notary Public