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Gary W. Ott
Recorder, Salt Lake County, UT
TALON GROUP
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, RETURN TO:

JAMESON PROPERTIES, L.L.C.
Attn: Mr. Benjamin Logue
313 South Maryfield Drive
Salt Lake City, Utah 84108

SPECIAL WARRANTY DEED

16-06-107-027-0000

For good and valuable consideration, STRATFORD HOTEL LLC, a Utah limited liability company (the "Grantor"), located and having a mailing address at 169 East 200 South, Salt Lake City, Utah 84111, hereby conveys and warrants against any and all persons claiming by, through or under it, and not otherwise, to JAMESON PROPERTIES, L.L.C., a Utah limited liability company (the "Grantee"), located and having a mailing address at 313 South Maryfield Drive, Salt Lake City, Utah 84108, that certain tract of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, situated in Salt Lake County, Utah, as more particularly described in attached Schedule "A" (the "Subject Property"). TO HAVE AND TO HOLD the Subject Property, together with all tenements, hereditaments and appurtenances thereunto belonging (collectively, the "Property"), unto the Grantee, and its successors and assigns, forever.

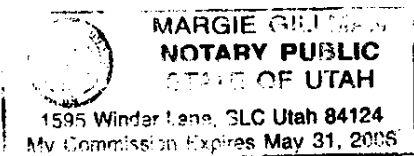
DATED this 31st day of January 2006.

STRATFORD HOTEL LLC, a Utah limited liability company

By: James D. Wright
James D. Wright, Manager

STATE OF UTAH)
) : ss.
COUNTY OF Salt Lake)

This Special Warranty Deed was acknowledged before me this 31st day of Jan, 2006, by James D. Wright, Manager of STRATFORD HOTEL LLC, a Utah limited liability company.



Margie Gillman
NOTARY SIGNATURE AND SEAL

THE TALON GROUP
JB# 200417-JB 195059-JB

Schedule "A"

Property located in Salt Lake County, Utah more particularly described as follows:

Beginning at the Southeast Corner of Lot 1, Block 71, Plat "A", Salt Lake City Survey; thence North 90 feet; thence West 88 feet; thence South 90 feet; thence East 88 feet to the point of Beginning.

SUBJECT TO all restrictions, reservations and other conditions of record as may be disclosed by a record examination of the title and/or a physical inspection of the property.

16-06-107-027