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4/7/2008 2:51:00 PM \$17.00
Book - 9591 Pg - 7065-7067
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Tax notice to:
BROADWAY TOWER CONDOMINIUMS, LLC,

a Utah limited liability company
421 SOUTH 400 EAST
SALT LAKE CITY, UT 84111
MNT File No.: 08055040
Tax ID No.: 16-06-180-002 & 16-06-180-003

WARRANTY DEED

BROADWAY TOWER APARTMENT ASSOCIATES,
a Utah limited partnership

GRANTOR

of 421 SOUTH 400 EAST, SALT LAKE CITY, COUNTY OF SALT LAKE,
STATE OF UTAH, hereby CONVEYS and WARRANTS TO:

BROADWAY TOWER CONDOMINIUMS, LLC,
a Utah limited liability company

GRANTEE

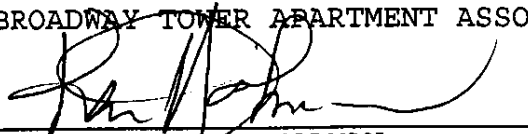
of 421 SOUTH 400 EAST, SALT LAKE CITY, UT 84111 for the sum of
TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION, the following described tract(s) of land in Salt
Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
INCORPORATED HEREIN.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds
and/or Special Assessments not delinquent and Covenants,
Conditions, Restrictions, Rights-of-Way, Easements, Leases and
Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this 31st day of
MARCH, 2008.

BROADWAY TOWER APARTMENT ASSOCIATES, a Utah limited partnership



BY: KENNETH T. HOLMAN
GENERAL PARTNER

STATE OF UTAH, County of SALT LAKE) ss:

On this date, March 31, 2008 personally appeared before me KENNETH T. HOLMAN who being by me duly sworn did say, that he is the GENERAL PARTNER of BROADWAY TOWER APARTMENT ASSOCIATES, a Utah limited partnership, the limited partnership that executed the above and foregoing instrument and that said instrument was signed on behalf of said limited partnership by authority of its by-laws (or by authority of a resolution of its board of directors) and said KENNETH T. HOLMAN acknowledged to me that said limited partnership executed the same.



NOTARY PUBLIC

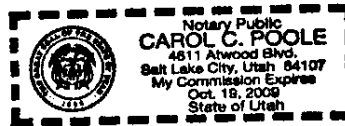


EXHIBIT "A"

PARCEL 1:

Beginning at the Northwest corner of Lot 6, Block 54, Plat "A", Salt Lake City Survey; and running thence South 10 rods; thence East 52.11 feet; thence North 10 rods; thence West 52.11 feet to the point of beginning.

PARCEL 1A:

TOGETHER WITH A non-exclusive right of way as created by Warranty Deed recorded July 28, 1926 as Entry No. 565284 in Book 12-0 at Page 398 over:

Beginning at the Northeast corner of Lot 5, Block 54, Plat "A", Salt Lake City Survey; and running thence South 134.5 feet; thence West 165.0 feet; thence North 10 feet; thence East 155.0 feet; thence North 124.5 feet; thence East 10.0 feet to the point of beginning.

PARCEL 2:

Beginning at a point 52.11 feet East from the Northwest corner of Lot 6, Block 54, Plat "A", Salt Lake City Survey; and running thence East 40.89 feet; thence South 10 rods; thence West 40.89 feet; thence North 10 rods to the point of beginning.

PARCEL 2A:

TOGETHER WITH a non-exclusive right of way as created by Quit Claim Deed recorded December 05, 1930 as Entry No. 6668666 in Book 70 at Page 316 over:

Beginning at a point 336.04 feet East and 69.29 feet South from the center of the Stone Street Monument in the intersection of 3rd South Street and 2nd East Street; and running thence South 10 rods; thence East 9 feet; thence South 9 rods and 15 feet; thence West 30.0 feet; thence North 9 rods and 15 feet; thence East 9.0 feet; thence North 10 rods; thence East 12.0 feet to the point of beginning.