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8/28/2008 11:51:00 AM \$16.00
Book - 9638 Pg - 5840-5842
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, RETURN TO:
Parr Waddoups Brown Gee & Loveless
185 South State Street, Suite 1300
Salt Lake City, Utah 84111
Attention: Lamont Richardson, Esq.

SEND TAX NOTICES TO:
Sandy Redevelopment Company, LLC
515 South 700 East, Suite 2R
Salt Lake City, Utah 84102
Attention: Gary Reimer

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated the 21st day of August, 2008, is executed by USO DEVELOPMENT PARCEL OWNER, LLC, a Utah limited liability company, whose address is 515 South 700 East, Suite 2R, Salt Lake City, Utah 84102 (hereinafter referred to as "Grantor"), in favor of SANDY REDEVELOPMENT COMPANY, LLC, a Utah limited liability company, whose address is 515 South 700 East, Suite 2R, Salt Lake City, Utah 84102 (hereinafter referred to as "Grantee").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficient of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, all of Grantor's interest in the real property more particularly described on Exhibit A attached hereto and made a part hereof.

THE CONVENYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity and any matters which may have been disclosed with an accurate survey of the property.

[SIGNATURE PAGE FOLLOWS]

NCS-348790

DATED this 27th day of August, 2008

GRANTOR:

USSO DEVELOPMENT PARCEL OWNER, LLC, a
Utah limited liability company

By:

[Signature]
Name: DAVID P. KORSICAN
Title: SUP. DEVELOPMENT

STATE OF _____)

: ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of August, 2008
by _____, the _____ of
USSO DEVELOPMENT PARCEL OWNER, LLC, a Utah limited liability company.

[SEAL] CLARE GLUCK
Notary Public - State of New York
No. 01GL6176026
Qualified in Queens County
Commission Expires 10/29/2011

Clare Gluck
NOTARY PUBLIC
Residing in Queens, New York

My Commission Expires:

10/29/2011

**EXHIBIT A
TO
WARRANTY DEED**

(Legal Description)

LOTS 1, 2, AND 3, REAL SALT LAKE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED SEPTEMBER 06, 2007 AS ENTRY NO. 10214892 (Book 9512 Page 5785A) IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

Tax Parcel Id 27-01-427-030, 27-01-427-029 and 27-01-476-028