

When recorded, mail to:

Bradley W. Bowen
Strong & Hanni
3 Triad Center, #500
Salt Lake City, Utah 84180

Parcel ID No. 02-004-0-0053

SPECIAL WARRANTY DEED

BUKER PROPERTIES, L.C., a Utah limited liability company, "Grantor", hereby conveys and warrants against all claiming by, through or under it to VENTURE PROPERTY & INVESTMENTS, L.C., a Utah limited liability company, "Grantee", of 855 North Main Street, Tooele, Utah 84074, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Tooele County, State of Utah:

See Attached Exhibit "A"

Subject only to those easements, covenants, restrictions, rights of way and reservations set forth on attached Exhibit "B".

TO HAVE AND TO HOLD the Property, with its appurtenances, unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of the Property and that it will warrant and defend the Property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

WITNESS the hand of said Grantor, this 9 day of February, 2007.

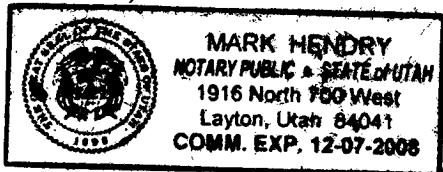
BUKER PROPERTIES, L.C.
a Utah limited liability company

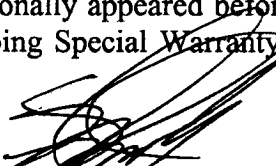


Mark S. Buker, Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On the 9 day of February, 2007 personally appeared before me Mark S. Buker who duly acknowledged to me that he executed the foregoing Special Warranty Deed as Manager of BUKER PROPERTIES, L.C.





Notary Public

EXHIBIT "A"
Legal Description

BEGINNING 1054 FEET NORTH AND 770.88 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 200 FEET; THENCE EAST 383.46 FEET TO THE WEST LINE OF MAIN STREET OF TOOELE CITY; THENCE SOUTH 365 FEET ALONG THE WEST LINE OF SAID MAIN STREET; THENCE WEST 333.96 FEET; THENCE NORTH 165 FEET; THENCE WEST 49.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING:

BEGINNING 1054 FEET NORTH AND 770.88 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE EAST 49.5 FEET; THENCE SOUTH 1054 FEET; THENCE WEST 49.5 FEET; THENCE NORTH 1054 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING 1054 FEET NORTH AND 770.88 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 200 FEET; THENCE EAST 383.46 FEET MORE OR LESS, TO THE WEST LINE OF MAIN STREET OF TOOELE CITY; THENCE SOUTH 200 FEET; THENCE WEST 383.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

02-0040-0053

EXHIBIT "B"
Permitted Exceptions

1. All taxes for the year 2007 and thereafter.
2. The property is included within the boundaries of Tooele Redevelopment (Taxing Unit No. 18) and is subject to any charges and assessments levied by them as a result of services provided.
3. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and rights of way and easements thereof.
4. Subject to any portion lying within State Highway 36, also known as Main Street.
5. Lis Pendens, dated September 13, 2006
Plaintiffs: Jay Miller, Monica Miller and B.N. & C Buker, Inc.
Defendants: Mark S. Buker, Tanya Buker and Buker Properties, L.C.
Recorded: September 14, 2008
Entry Number: 267485