

When Recorded Return To:

Kathie Brown Roberts, P.C.
9055 S. 1300 East, Ste. 102
Sandy, UT 84094

Mail Tax Notices To:

Kevin Roberts, Manager
Lexington Investment, LLC
3002 Little Cottonwood Road
Sandy, UT 84092

10830113
11/02/2009 04:49 PM \$14.00
Book - 9776 Pg - 4484-4486
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
KATHIE BROWN ROBERTS
9055 S 1300 E STE 102
SANDY UT 84094
BY: ZJM, DEPUTY - MI 3 P.

3-1

SPECIAL WARRANTY DEED

Grantor: Kevin Roberts, individually.

Grantee: Lexington Investment, LLC, A Utah Limited Liability Company

Grantor, Kevin Roberts, individually, for and in consideration of ten dollars and other good and valuable consideration received, grants to: Lexington Investment, LLC, a Utah limited liability company, all interest in the following described real property located in Salt Lake County, Utah, together with all after-acquired title of the grantor:

Lot #1 Cottonwood Hilltop Subdivision, 12562 sq. ft. 0.29 Acres M/L

Beginning at the Northwest corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 89° 59'43" East along the section line and the centerline of 7800 South Street 98.95 feet; thence South 01°07'10 West 169.67 feet; thence South 89°57'43" West 95.64 feet to the Easterly line of the Southland Terrace No. 1 Subdivision as recorded with the office of the Salt Lake County Recorder; thence North 169.63 feet to the point of Beginning.

LESS AND EXCEPTING THEREFROM any portions of the subject property which may lie within the bounds of that certain street known as 7800 South Street of Bengal Boulevard.

East side has 20' Easement for ingress and egress and Public Utilities.

Parcel ID: 22-35-101-002-0000.

More commonly known as: 2718 East Bengal Blvd., Salt Lake City, UT
84121.

Grantor him/herself and for Grantor's successors in interest:

- Excludes all covenants arising or to arise by statutory or other implication;
and,
- Grantors warrant only against encumbrances and defect in title existing at the
time Grantors took title to the above-described real property which was
insured by any policy of title insurance issued to Grantors. Said warranty
shall be limited to the extent of coverage available under such policy.

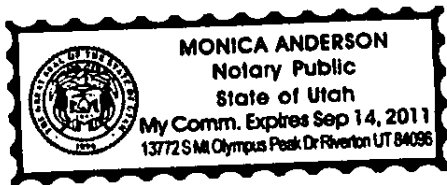
DATED: October 23, 2009

By: Kevin Roberts
Kevin Roberts, Grantor

STATE OF UTAH)
) ss.
COUNTY SALT LAKE)

On this day personally appeared before me Kevin Roberts, known or proved to me to be the individual described in and who executed the within and foregoing *Special Warranty Deed*, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: 10/23/2009



Monica Anderson
Signature
Monica Anderson
Printed Name

NOTARY PUBLIC for Utah

Residing at: 13772 S. Mt. Olympus Peak Dr.

My appointment expires on: 9/14/2011