

## AFTER RECORDING RETURN TO:

Triple S Investment Co., LLC  
6914 South 3000 East, Suite 101  
P.O. Box 71527  
Salt Lake City, Utah 84171

PLEASE MAIL TAX NOTICES TO  
GRANTEES AT THE ADDRESSES  
LISTED BELOW

Space Above for Recorder's Use Only

Tax Parcel Number 14-24-351-006-0000

**SPECIAL WARRANTY DEED**

**ZIONS SECURITIES CORPORATION**, a Utah corporation, with its principal office at 150 East Social Hall Avenue, Suite 500, Salt Lake City, Salt Lake County, State of Utah 84147, ("Grantor") does hereby CONVEY AND WARRANT AGAINST ALL CLAIMING BY, THROUGH, OR UNDER IT to:

**TRIPLE S INVESTMENT CO., LLC**,  
a Utah limited liability company  
whose address is 6914 South 3000 East,  
Suite 101, Salt Lake City, Utah,  
as to an undivided 97.015% Interest, and

**SCS CLOCKTOWER, L.L.C.**,  
a Utah limited liability company  
whose address is 5024 South Casto Pine Cove,  
Salt Lake City, Utah 84117,  
as to an undivided 2.985% Interest

(collectively, "Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land (the "Property") in Salt Lake County, State of Utah:

Lot 4 of the proposed Highbury Commons at Lake Park, described as follows:

A parcel of land located in the Northwest Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point North 89°48'42" East 453.40 feet along the north line of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian and South 00°11'18" East 53.00 feet from the Northwest Corner of said Section 25, and thence North 89°48'42" East 307.48 feet to a point of tangency of a 39.50 foot

radius curve to the right; thence Southeasterly 32.84 feet along said curve through a central angle of 47°37'50" and a long chord of South 66°22'23" East 31.90 feet to a point of reverse curvature of a 100.00 foot radius curve to the left; thence Southeasterly 19.11 feet along said curve through a central angle of 10°57'03" and a long chord of South 48°01'59" East 19.08 feet to a point of reverse curvature of a 78.00 foot radius curve to the right; thence Southeasterly 54.59 feet along said curve through a central angle of 40°05'54" and a long chord of South 33°27'33" East 53.48 feet to a point of reverse curvature of a 508.52 foot radius curve to the left; thence Southeasterly 230.62 feet along said curve through a central angle of 25°59'03" and a long chord of South 26°24'08" East 228.65 feet; thence South 00°06'35" East 733.57 feet; thence South 89°48'42" West 481.47 feet to a point of tangency of a 20.00 foot radius curve to the right; thence Northwesterly 31.44 feet along said curve through a central angle of 90°04'43" and a long chord of North 45°08'56" West 28.30 feet; thence North 00°06'35" West 418.96 feet to a point of tangency of a 20.00 foot radius curve to the right; thence Northerly 15.38 feet along said curve through a central angle of 44°04'04" and a long chord of North 21°55'27" East 15.01 feet to a point of reverse curvature of a 47.50 foot radius curve to the left; thence Northerly 73.07 feet along said curve through a central angle of 88°08'07" and a long chord of North 00°06'35" West 66.07 feet to a point of reverse curvature of a 20.00 foot radius curve to the right; thence Northerly 15.38 feet along said curve through a central angle of 44°04'04" and a long chord of North 22°08'36" West 15.01 feet; thence North 00°06'35" West 456.25 feet to a point of tangency of a 20.00 foot radius curve to the right; thence Northeasterly 31.39 feet along said curve through a central angle of 89°55'17" and a long chord of North 44°51'04" East 28.26 feet to the POINT OF BEGINNING. Said parcel contains 483,717 square feet or 11.10 acres, more or less.

EXCEPTING all water rights and oil, gas and mineral rights (collectively "Mineral Rights" or "Minerals"). Grantor relinquishes all rights to enter upon the surface of all or any portion of the Property for any purpose in connection with the development or utilization of any Mineral Rights.

SUBJECT TO those matters described on Exhibit "A" attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 24<sup>th</sup> day of June, 2005.

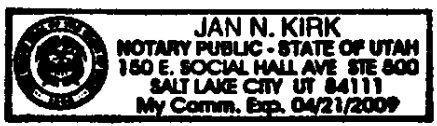
GRANTOR: ZIONS SECURITIES CORPORATION,  
a Utah corporation

By: P. David Jensen  
P. David Jensen  
Its: Senior Vice President and COO

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June, 2005 by P. David Jensen, the Senior Vice President and COO of Zions Securities Corporation, a Utah corporation.

Jan N. Kirk  
NOTARY PUBLIC



**EXHIBIT "A"**  
**to**  
**SPECIAL WARRANTY DEED**

The real property conveyed pursuant to the Special Warranty Deed to which this exhibit is attached is being conveyed subject to:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
8. (Affects this and other property)  
Taxes for the year 2005 now accruing as a lien, but not yet due and payable. General property taxes for the year 2004 were paid in the amount of \$110.17. Tax Parcel No. 14-24-351-006-0000.
9. These premises are within the boundaries of West Valley City and the Granger-Hunter Improvement District and are subject to the levies and assessments thereof.
10. Reservations contained in that certain Special Warranty Deed recorded October 14, 1979 as Entry No. 3377924 in Book 5006 at Page 709 of Official Records.
11. An easement over, across or through the land for operation and maintenance of a surface ditch for the distribution of storm and other surface water runoff, and incidental purposes, as granted to Zions Securities Corporation by Instrument recorded October 3, 2003 as Entry No. 8842902 in Book 8892 at Page 3996 of Official Records.

12. (Affects this and other property)

An unrecorded contract of sale in favor of Suburban Land Reserve, Inc., a Utah corporation, as purchaser, as disclosed by that certain instrument recorded October 3, 2003 as Entry No. 8842902 in Book 8892 at Page 3996 of Official Records.

13. Lack of a legal right of access to and from the land.