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10/23/2006 8:32:00 AM \$16.00
Book - 9369 Pg - 66-69
Gary W. Ott
Recorder, Salt Lake County, UT
AFFILIATED FIRST TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TO: :

Dennis K. Poole, Esq. :
POOLE & ASSOCIATES, L.C. :
4543 South 700 East, Suite 200 :
Salt Lake City, Utah 84107 :

GRANTEE'S ADDRESS: :

c/o Cowboy Partners, L.C. :
6440 S. Wasatch Blvd., Suite 100 :
Salt Lake City, Utah 84121 :
AFC 9333-06 :

Space above for County Recorder's Use
PARCEL ID NO. _____

SPECIAL WARRANTY DEED

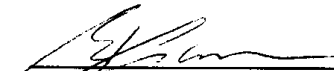
TRIPLE S INVESTMENT CO., LLC, a Utah limited liability company, whose address is 6914 South 3000 East, Suite 101, Salt Lake City, Utah 84171, as to a 97.015% interest, and **SCS CLOCKTOWER, L.L.C.**, a Utah limited liability company, whose address is 6440 S. Wasatch Boulevard, Suite 100, Salt Lake City, Utah 84121, as to a 2.985% interest, GRANTORS, hereby CONVEY AND WARRANT against all claiming by, through or under them to **TRIPLE S INVESTMENT CO., LLC**, a Utah limited liability company, whose address is 6914 South 3000 East, Suite 101, Salt Lake City, Utah 84171, as to a 67.973% interest, **SCS CLOCKTOWER, L.L.C.**, a Utah limited liability company, whose address is 6440 S. Wasatch Boulevard, Suite 100, Salt Lake City, Utah 84121, as to a 1.956% interest, and **CPLC PROPERTIES, LLC**, a Utah limited liability company, whose address is 6440 S. Wasatch Boulevard, Suite 100, Salt Lake City, Utah 84121, as to a 30.071% interest, GRANTEES, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described real property located in **Salt Lake County**, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Subject only to those exceptions set forth on Exhibit "B" attached hereto and incorporated herein by reference.

WITNESS the hand of Grantors this 19 day of October, 2006.

TRIPLE S INVESTMENT CO., LLC, a Utah limited liability company

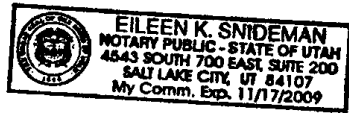
By: 
Name: BOYD ANDERSON
Title: Manager

SCS CLOCKTOWER, L.L.C., a Utah limited liability company

By: 
Scot C. Safford, Manager

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

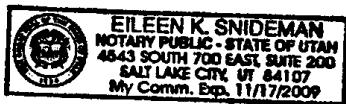
On the 19 day of October, 2006, personally appeared before me BOB ANDERSON, as Manager of **TRIPLE S INVESTMENT CO., LLC**, a Utah limited liability company, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Eileen K. Snideman
NOTARY PUBLIC

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

On the 19th day of October, 2006, personally appeared before me Scot C. Safford, as Manager of **SCS CLOCKTOWER, L.L.C.**, a Utah limited liability company, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Eileen K. Snideman
NOTARY PUBLIC

EXHIBIT "A"

(Legal Description)

That certain real property situated in Salt Lake County, State of Utah and being more particularly described as follows:

Lot 4, HIGBURY COMMONS AT LAKE PARK SUBDIVISION, West Valley City, Utah, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, Utah.

(Tx # 14-25-102-001)

EXHIBIT "B"

(Exceptions)

1. (The following affects all of the land, together with other land not included herein.)
The 2005 general property taxes were paid in the amount of \$141.82. Tax Parcel No. 14-24-351006-0000.

General property taxes for the year 2006 will be assessed under Tax Parcel No. 14-24-351-007.
2. 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.
3. 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.
4. 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.