

75857-10D

002 5 30-14

RECORDING REQUESTED BY AND)
 WHEN RECORDED RETURN TO:)
 The Nature Conservancy)
 Western Resource Office)
 2060 Broadway, Suite 230)
 Boulder, Colorado 80302)
 Attention: Division Attorney)

FOR REGULAR TAX NOTICES:
 The Nature Conservancy
 Utah Field Office
 559 E. South Temple
 Salt Lake City, UT 84102

08-015-0001
 08-014-0013,0019

E 1690533 2690 P 589
 SHERYL L. WHITE, DAVIS CNTY RECORDER
 2001 SEP 20 3:33 PM FEE 24.00 DEP MT
 REC'D FOR BONNEVILLE TITLE COMPANY, INC

Warranty Deed

FOR VALUE RECEIVED, **The Grantors**, JOHN E. WEBSTER and DIANE J. WEBSTER, Trustees of the John and Diane Webster Family Trust dated June 28, 2000, whose address is 101 South Angel Street, Kaysville, Utah 84037; PAUL WARREN WEBSTER, whose address is 332 South Angel Street, Kaysville, Utah 84037; and CRAIG R. WEBSTER, whose address is 296 South Angel Street, Kaysville, Utah 84037, convey and warrant to **THE NATURE CONSERVANCY**, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Drive, Suite 100, Arlington, Virginia 22203, **GRANTEE**, the following described real estate, situated in the County of Davis, State of Utah:

See Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO the following:

See Exhibit B attached hereto and incorporated herein by reference.

WITH WARRANTY COVENANTS.

TO HAVE AND TO HOLD the said property, without limitation, all buildings, improvements and fixtures thereon, all water, grazing and other surface and subsurface rights, permits, hereditaments, easements, incidents with its appurtenances belonging thereto and held by Grantor, unto the Grantee, its heirs and assigns forever.

Grantors covenant and warrant that they are lawfully seized and possessed of the real property aforesaid and have the full right, power and authority to execute this conveyance, and that said real property is free and clear of all liens, claims or encumbrances, except as shown above, and

that they will defend the title to the real property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

Dated Sept 20, 2001. GRANTORS:

John E. Webster

JOHN E. WEBSTER as Trustee of the John and Diane Webster Family Trust dated June 28, 2000

Diane J. Webster

DIANE J. WEBSTER as Trustee of the John and Diane Webster Family Trust dated June 28, 2000

Paul Warren Webster

PAUL WARREN WEBSTER

Craig R. Webster

CRAIG R. WEBSTER

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On this day personally appeared before me JOHN E. WEBSTER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, as Trustee of the John and Diane Webster Family Trust dated June 28, 2000, for the uses and purposes therein mentioned.

GIVEN UNDER my hand official seal this 20th day of SEPT 2001.

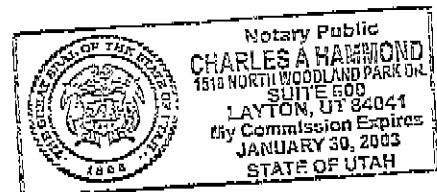
[SEAL]

Charles A. Hammond
Notary Public in and for the State of Utah

Residing at FARMINGTON, UTAH

My commission expires 1-30-03

WARRANTY DEED



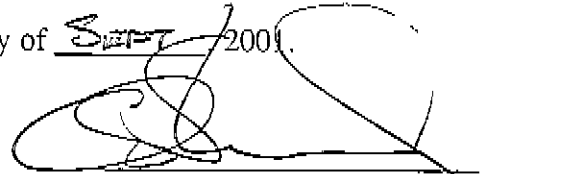
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

E 1690533 B 2890 P 591

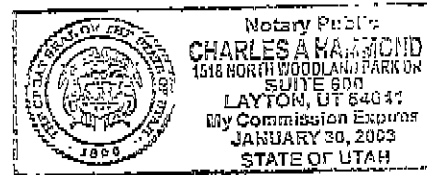
On this day personally appeared before me DIANE J. WEBSTER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, as Trustee of the John and Diane Webster Family Trust dated June 28, 2000, for the uses and purposes therein mentioned.

GIVEN UNDER my hand official seal this 20th day of SEPT, 2001.

[SEAL]


Notary Public in and for the State of Utah
Residing at FARMINGTON, UTAH

My commission expires 1-30-03




STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On this day personally appeared before me PAUL WARREN WEBSTER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

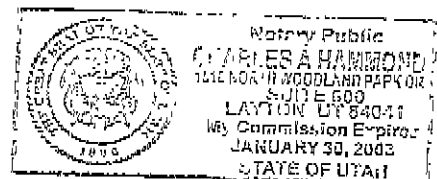
GIVEN UNDER my hand official seal this 20th day of SEPT, 2001.

[SEAL]


Notary Public in and for the State of Utah
Residing at FARMINGTON, UTAH

My commission expires on 1-30-03

WARRANTY DEED

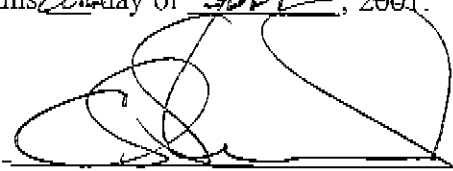


STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

E 1690533 B 2890 P 592

On this day personally appeared before me CRAIG R. WEBSTER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN UNDER my hand official seal this Monday of Sept, 2001.

[SEAL]



Notary Public in and for the State of Utah

Residing at FARMINGTON, UTAH

My commission expires 1-30-03

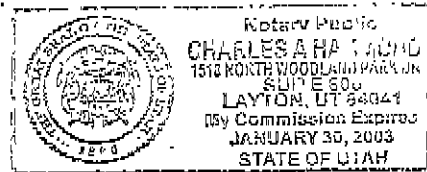


EXHIBIT A

E 1690533 B 2890 P 593

Description of Property

All that certain real estate situated in Davis County, Utah, more particularly described as follows:

Beginning at the Southeasterly corner of Lot 1 of Craigs Place Subdivision, recorded as Entry No. 1242707, Book 1992, Page 1345 of Official Records, said point of beginning also being S0°02'00"E 598.16 feet along the section line (Basis of Bearing) and West 680.04 feet from the Northeast Corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base & Meridian;

Thence N39°44'12"E 87.21 feet along the southeasterly line of said Lot 1;

Thence S50°15'48"E 350.00 feet;

Thence N39°44'12"E 186.70 feet to the south right-of-way line of Angel Street;

Thence S50°15'48"E 35.00 feet along said south right-of-way line to the northwest corner of that certain deed recorded as Entry No. 928157, Book 1414, Page 452, of Official Records;

Thence S39°44'12"W 400.00 feet along the northwesterly line of said deed to the southeast corner of said deed;

Thence S50°15'48"E 100.00 feet along the southwesterly line of said deed to the southeast corner of said deed;

Thence N39°44'12"E 126.43 feet along the southeasterly line of said deed to the Southwest corner of Lot 1 of Davids Place Subdivision, recorded as Entry No. 1244758, Book 1995, Page 1124 of Official Records;

Thence S50°15'48"E 151.82 feet along the southwesterly line of said Lot to the southeast corner of said lot;

Thence N37°23'20"E 273.80 feet along the southeasterly line of said lot to the south right-of-way line of said Angel Street;

Thence S50°15'48"E 13.85 feet along said south right-of-way line to the northwesterly line of that certain deed recorded as Entry No. 19802, Book Y, Page 217 of Official Records;

Thence S37°15'00"W 1845.80 feet along said northwesterly line;

Thence S38°30'00"W 1039.18 feet along said northwesterly line to an existing fence line;

Thence N39°47'55"W 539.18 feet along said fence line to a fence corner;

Thence S37°58'54"W 1452.87 feet along said fence line to a fence corner;

Thence S36°00'10"E 314.67 feet along said fence line to a fence corner;

Thence S36°45'07"W 1331.44 feet along said fence line;

Thence N40°00'00"W 1513.94 feet;

Thence N38°00'00"W 1141.80 feet to the west line of said Section 5;

Thence N0°28'10"E 447.48 feet to a Davis County brass cap monument at the West Quarter Corner of said Section 5;

WARRANTY DEED

08-014-0019, 0013
NE 5

SWS
SES

08-015-0001

Thence S89°43'28"E 1331.03 feet along the east-west center of section line to the southwest corner of the southeast quarter of the northwest quarter of said Section 5;

Thence N0°13'24"E 1310.20 feet to the northwest corner of said southeast quarter of the northwest quarter;

Thence S89°49'17"E 1325.43 feet to the northeast corner of said southeast quarter of the northwest quarter;

NWS

Thence N0°01'16"W 297.34 feet along the north-south center of section line to a point being S0°01'16"E 1023.00 feet along said north-south center of section line from the north quarter corner of said Section 5;

Thence N52°43'44"E 782.55 feet (prior deeds = N52°30'00"E) to a point on the extension of the southwesterly line of Angel's Way Cluster Subdivision Phase 1, recorded as Entry No. 1377515, Book 2233, Page 134 of Official Records;

Thence S39°42'23"E 715.76 feet along said extension and said southwesterly line to the southeast corner of said subdivision;

Thence N50°29'56"E 968.01 feet along the southeasterly line of said subdivision to the southwest corner of said Lot1 of Craigs Place Subdivision;

Thence S50°15'48"E 172.06 feet along the southwesterly line of said lot 1 to the point of beginning. Contains 225.7415 acres.

08-015-0001

08-014-0013

08-014-0019

**EXHIBIT B
EXCEPTIONS TO TITLE**

1. Real property taxes for the year 2001 and subsequent years which are a lien, but not yet due and payable.
2. Said property is located within the boundaries of the following and is subject to the charges and assessments levied thereunder:

WEBER BASIN WATER CONSERVANCY DISTRICT
MOUSQUITO ABATEMENT DISTRICT
SPECIAL SERVICE AREA DISTRICT
CENTRAL DAVIS SEWER IMPROVEMENT DISTRICT
MUTTON HOLLOW WATER IMPROVEMENT DISTRICT
NORTH DAVIS SEWER IMPROVEMENT DISTRICT
3. Reservation and exception contained in the United States Patent recorded in Book K of Deeds, Pages 588, Book O of Deeds, Page 409, Book D of Deeds, Page 374 and Book G of Deeds, Pages 640 of the official records of Davis County, Utah.
4. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 20, 1974 as Entry No. 402307 in Book 551 at page 213, Records of Davis County, Utah.
5. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded March 26, 1998 as Entry No. 1391504 in Book 2263 at page 35, Records of Davis County, Utah.
6. Transmission line easement recorded in Book F, Page 17 of Official Records of Davis County, Utah.
7. Utah Power & Light Company Supplemental Easement recorded November 8, 1968 as Entry No. 325935 in Book 402, Page 641 and as Entry No. 20817 in Book D of Liens and Leases, Page 512 of Official Records of Davis County, Utah.
8. Easement more particularly described in instrument recorded June 22, 1978 as Entry No. 499932 in Book 714, Page 625 of Official Records of Davis County, Utah.
9. Any adverse claim based upon the assertion that said land or any part thereof is now or at any time has been included within a navigable river, slough, or other navigable body of water.

WARRANTY DEED

NW 5 > 3N-1W
NE 6

E 1759589 B 3058 P 482
SHERYL L. WHITE, DAVIS CNTY RECORDER
2002 JUN 5 2:51 PM FEE 14.00 DEP MEC
REC'D FOR BACKMAN-STEWART TITLE SERVICES

RECORDING REQUESTED BY AND)	FOR REGULAR TAX NOTICES:
WHEN RECORDED RETURN TO:)	The Nature Conservancy
The Nature Conservancy)	Utah Field Office
Western Resource Office)	559 East South Temple
2060 Broadway, Suite 230)	Salt Lake City, Utah 84102
Boulder, Colorado 80302)	Attention: Kara DeSena
Attention: Division Counsel)	

Warranty Deed

FOR VALUE RECEIVED, THE GRANTORS, VERNON W. FLINT and MARILYN T. FLINT, Trustees of the V&M Flint Family Trust dated December 3, 1993, convey and warrant to THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Drive, Suite 100, Arlington, Virginia 22203, GRANTEE, the following described real estate, situated in the County of Davis, State of Utah:

Beginning at the Northwest Corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

Thence N89°54'36"E 1319.82 feet along the Section Line (Basis of Bearing = S0°28'10"W between the Northwest corner and the West Quarter Corner of said Section 5) to the northeast corner of the northwest quarter of the northwest quarter of said Section 5;

Thence S0°13'24"W 1314.14 feet to the southeast corner of said northwest quarter of the northwest quarter;

Thence N60°57'25"W 1509.22 feet to the west line of said Section 5, said point being S0°28'10"W 579.40 feet from said Northwest Corner of Section 5;

Thence S0°28'10"W 275.42 feet along the Section line (Davis County = S0°27'10"W);

Thence N50°22'29"W 829.36 feet (Deed = N50°W);

Thence N51°26'08"E 522.06 feet (Deed = N51°45'E) to the north line of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

Thence N89°54'12"E 237.60 feet to the point of beginning.

08-013-0006 & 08-013-0007

TOGETHER WITH all mineral rights owned by Grantors; all underground and surface water rights as allotted to or appurtenant to the above-described property for irrigation, stockwatering, or other purposes, whether perfected or in application, all ditches, ditch rights-of-way and ditch rights as heretofore used and enjoyed in connection with the above-described property, that are owned by Grantors; and all other surface and subsurface rights associated with or appurtenant to the above-described property owned by Grantors.

SUBJECT TO THE FOLLOWING:

1. Lien of real property taxes for the year 2002 and subsequent years, not yet due and payable.

10/22/02 (20030311)

2. The right of the Davis County Assessor to reassess the Tax Assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act, recorded November 13, 2001 as Entry No. 1703195 in Book 2924, Page 286, of the Official Records of Davis County, Utah.
3. The right of the Davis County Assessor to reassess the Tax Assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act, recorded November 13, 2001 as Entry No. 1703196 in Book 2924, Page 287, of the Official Records of Davis County, Utah.
4. The land described herein is located within the boundaries of Weber Basin Water District (771-1677), Central Davis Sewer District (451-2190) and Special Services Area District and is subject to any assessments levied thereby.
5. Reservations of certain mineral interests in instrument recorded October 19, 1889, as Entry No. 4736 in Book K, page 588, of the Official Records of Davis County, Utah.
6. Grant of Easement to The Nature Conservancy for ingress and egress, and the terms and conditions thereof, recorded September 13, 2001, as Entry No. 1688840 in Book 2885, page 714, of the Official records of Davis County, UT.
7. A County road across the Southwesterly portion.

WITH WARRANTY COVENANTS.

TO HAVE AND TO HOLD the said property, with its appurtenances, unto the Grantee, its heirs and assigns forever.

Grantors covenant and warrant that they are lawfully seized and possessed of the real property aforesaid and have the full right, power and authority to execute this conveyance, and that said real property is free and clear of all liens, claims or encumbrances, except as shown above, and that they will defend the title to the real property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

Dated 6-5, 2002.

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SIGNATURE PAGE FOLLOWS*

GRANTORS:

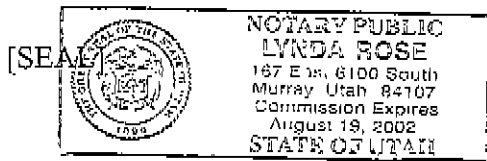
E 1759589 B 3058 P 484

Vernon W. Flint, Trustee
VERNON W. FLINT, as Trustee, of the V&M
Flint Family Trust dated December 3, 1993

Marilyn T. Flint, Trustee
MARILYN T. FLINT, as Trustee, of the V&M
Flint Family Trust dated December 3, 1993

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 5th day of June,
2002, by VERNON W. FLINT, as Trustee, of the V&M Flint Family Trust dated December 3,
1993.

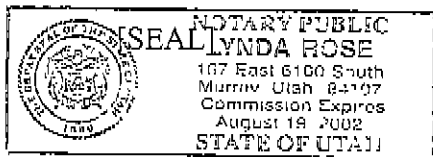


[Signature]
Notary Public in and for the State of Utah
Residing at Murray, UT

My commission expires on 8/19/02

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 5th day of June,
2002, by MARILYN T. FLINT, as Trustee, of the V&M Flint Family Trust dated December 3,
1993.



[Signature]
Notary Public in and for the State of Utah
Residing at Murray, UT

My commission expires on 8/19/02

8
E 1811950 B 3183 P 1256
SHERYL L. WHITE, DAVIS CNTY RECORDER
2002 DEC 10 3:45 PM FEE 21.00 DEP MEC
REC'D FOR BACKMAN-STEWART TITLE SERVICES

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
The Nature Conservancy
Western Resource Office
2060 Broadway, Suite 230
Boulder, Colorado 80302
Attention: Western Regional Attorney

RETURNED
DEC 10 2002

FOR REGULAR TAX NOTICES:
The Nature Conservancy
Utah Field Office
559 East South Temple
Salt Lake City, Utah 84102
Attention: Kara DeSena

N/2 5-30-1w
SE 32-40-1w

Warranty Deed

FOR VALUE RECEIVED, THE GRANTORS, Mary Foulger as to an undivided 1/2 interest and Steven Flint Lowe and Jean F. Lowe, Trustees or Successor Trustees of The Lowe Family Trust established October 7, 1979, as to an undivided 1/2 interest, whose address is c/o Steven Flint Lowe, attorney, 348 East 6400 South, Suite 200, Murray, UT, convey and warrant to THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Drive, Suite 100, Arlington, Virginia 22203, GRANTEE, the following described real estate, situated in the County of Davis, State of Utah:

All that certain real estate situated in Davis County, Utah, more particularly described as follows:

Parcel 1

Beginning at the West Sixteenth corner between Sections 5 and 32 at a point that is North 89°54'36" East along the section line (basis of bearing) 1319.82 feet from the Davis County monument at the Northwest corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian;

thence along the sixteenth-section line South 0°13'24" West 1314.14 feet to the Northwest Sixteenth corner of said Section 5;

thence along the sixteenth-section line South 89°49'17" East 1020.23 feet to a point on the westerly line of the Utah Power & Light Company property, said point being North 89°49'17" West 305.20 feet from the North Sixteenth corner of said Section 5;

thence along said westerly line of the Utah Power & Light Company property North 36°41'00" West 1642.70 feet to a point on the North line of said Section 5;

thence along said section line South 89°54'36" West 33.77 feet to the point of beginning.

TOGETHER WITH

Parcel 2

Beginning on the easterly line of the Utah Power & Light Company property at a point that is North 89°54'36" East along the section line (basis of bearing) 1739.59 feet from

08-013-
pt 0004

the Davis County monument at the Northwest corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian;
thence along said easterly property line South 36°41'00" East 1507.38 feet to a point on the North-South quarter-section line of said Section 5;
thence along said quarter-section line North 0°01'16" West 1210.26 feet to the North Quarter corner of said Section 5;
thence South 89°54'36" West along the section line 900.05 feet to the point of beginning.

P+ 0004

TOGETHER WITH

E 1811950 B 3183 P 1257

Parcel 3

Beginning at a point that is South 89°54'36" West along the section line (basis of bearing) 2469.06 feet from the Davis County monument at the Northeast corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian;
thence along the section line South 89°54'36" West 170.26 feet (prior record = 2.7 chains) to the North Quarter corner of said Section 5;
thence along the quarter-section line South 0°01'16" East 1023.00 feet (prior record = S0°15'East 15.5 chains);
thence North 52°43'44" East 785.04 feet (prior record = N52°30'East 12 chains);
thence North 39°42'00" West 712.06 feet (prior record = N39°40'West 10.8 chains) to the point of beginning.

P+ 0004

TOGETHER WITH

Parcel 4

Beginning on the westerly line of Angel Street at a point that is South 89°54'36" West along the section line (basis of bearing) 972.40 feet (prior record = 14.44 chains) and North 39°42'10" West 324.00 feet from the Davis County monument at the Northeast corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian;
thence along said westerly line of street North 39°42'10" West 20.00 feet;
thence South 50°28'00" West 1153.02 feet (prior record = S50°30'West 17.30 chains, more or less) to a point on the property line that is South 89°54'36" West 2469.06 feet and South 39°42'00" East 606.85 feet from said Northeast corner of Section 5;
thence South 39°42'00" East 20.00 feet (prior record = S39°20'East);
thence North 50°28'00" East 1153.02 feet (prior record = N50°30'East 17.30 chains, more or less) to the point of beginning.

11094-0013

TOGETHER WITH all mineral rights owned by Grantors; all underground and surface water rights as allotted to or appurtenant to the above-described property for irrigation, stockwatering, or other purposes, including but not limited to Water Right # 31-3187, whether perfected or in application, all ditches, ditch rights-of-way and ditch rights as heretofore used and enjoyed in

WARRANTY DEED

connection with the above-described property, that are owned by Grantors; and all other surface and subsurface rights associated with or appurtenant to the above-described property owned by Grantors.

SUBJECT TO THE FOLLOWING:

1. Lien of real property taxes for the year 2002 and subsequent years, not yet due and payable.
2. Easement in favor of Utah Power & Light running on a Northwesterly-Southeasterly direction across the Northeasterly portion of Parcel 2 and the mid portion of Parcel 3, recorded on May 19, 1917 as Entry No. 25545, of the Official Records of Davis County, Utah.
3. Reservations of certain mineral interests in the patent recorded October 19, 1889, as Entry No. 4736 in Book K, page 588, of the Official Records of Davis County, Utah.
4. Lack of a right of access to an open public highway, street, or other public thoroughfares as to Parcels 1 and 2.
5. Subject to all matters as disclosed by a survey prepared by Robinson, Biehn & Biehn, Inc., having been certified under the date of May 16, 2002 by Lee E. Robinson, a Registered Land Surveyor, holding License No. 150809.

WITH WARRANTY COVENANTS.

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SIGNATURE PAGE FOLLOWS*

TO HAVE AND TO HOLD the said property, with its appurtenances, unto the Grantee, its heirs and assigns forever.

Grantors covenant and warrant that they are lawfully seized and possessed of the real property aforesaid and have the full right, power and authority to execute this conveyance, and that said real property is free and clear of all liens, claims or encumbrances, except as shown above, and that they will defend the title to the real property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

Dated 11-25-02, 2002.

GRANTORS:

N/A
MARY FOULGER

Jean F. Lowe
Jean F. Lowe, Trustee of the Lowe Family Trust

Steven F. Lowe
STEVEN F. Lowe, Trustee of the Lowe Family Trust

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ACKNOWLEDGEMENT PAGE FOLLOWS

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2002, by MARY FOULGER.

[SEAL]

N/A
Notary Public in and for the State of _____
Residing at _____

My commission expires on _____.

STATE OF ~~UTAH~~ CALIFORNIA)
) SS.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 25th day of NOVEMBER, 2002, by JEAN F. LOWE, as Trustee, of the Lowe Family Trust dated October 7, 1979.

[SEAL]



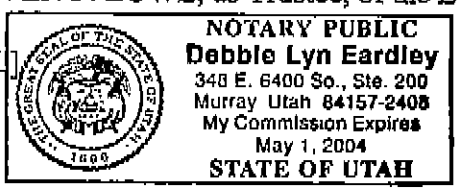
Solon S. Shaw
Notary Public in and for the State of CALIFORNIA
Residing at 100 W. VALENCIA MESA
DR. - FULLERTON, CA

My commission expires on AUG. 22, 2005

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20 day of November, 2002, by STEVEN F. LOWE, as Trustee, of the Lowe Family Trust dated October 7, 1979.

[SEAL]



Debbie Lyn Eardley
Notary Public in and for the State of Utah
Residing at _____

My commission expires on _____.