

After Recording Return To:
Siena Villas, LLC, a Utah limited liability company
180 North University Avenue, Suite 820
Provo, UT 84601

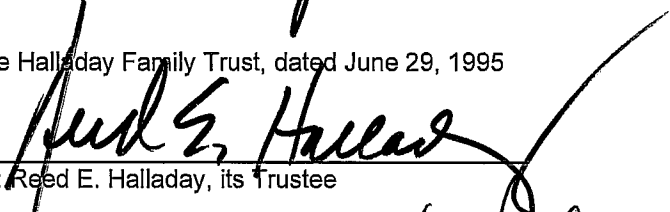
QUITCLAIM DEED

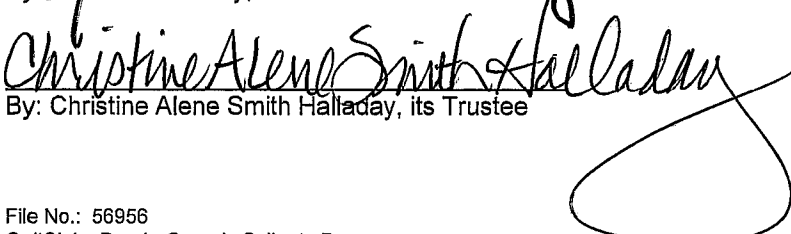
Reed E. Halladay and Christine Alene Smith Halladay, Trustees of the Halladay Family Trust, dated June 29, 1995, Grantor, whether one or more, in consideration of One dollar (\$1.00) and other valuable consideration received from Grantees, quitclaims and conveys to Siena Villas, LLC, a Utah limited liability company, Grantees, the following described real estate in Utah County, Utah:

Commencing at a point located North 00°36'53" West along the Section line 788.64 feet and West 1005.63 feet from the Southeast corner of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°55'00" West 249.69 feet; thence along the arc of a 15.00 foot radius curve to the right 23.77 feet (chord bears North 44°41'00" West 21.36 feet); thence North 00°43'00" East 212.74 feet; thence along the arc of a 3021.22 foot radius curve to the left 252.29 feet (chord bears North 01°40'32" West 252.22 feet); thence South 87°33'53" East 166.27 feet; thence North 00°09'07" East 53.01 feet; thence South 30°07'21" East along State Street 440.37 feet; thence South 18°37'00" West 26.63 feet; thence South 89°55'00" West 109.52 feet; thence South 00°05'08" East 119.30 feet to the point of beginning.

Dated this 12 day of April, 2011

The Halladay Family Trust, dated June 29, 1995


By: Reed E. Halladay, its Trustee


By: Christine Alene Smith Halladay, its Trustee

State of California)
County of Los Angeles) ss.

This instrument was acknowledged before me this 12th day of April, 2011 by Reed E. Halladay and Christine Alene Smith Halladay, Trustees of the Halladay Family Trust, dated June 29, 1995.

[Signature]
Notary Public:
My commission expires: April 17, 2014

State of California, County of Los Angeles
On 4/12/2011 before me, Khe Thi Tran,
Notary Public, personally appeared Reed E. Halladay & Christine Alene Smith Halladay
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.
WITNESS my hand and official seal. [Signature]

