

WARRANTY DEED

CLOWARD-TRAPNELL, L.C., a liability company organized and existing under the laws of the State of Utah, with its principal office at Orem, Utah, grantor,

hereby CONVEYS AND WARRANTS to

DAC-JOHNSON, L.C., grantee

of 1095 SOUTH 800 EAST, #1, OREM, UTAH 84097,

for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

Subject to easements and restrictions of record.

WITNESS, the hand(s) of said grantor(s), this 16 day of December, A.D. 2004.

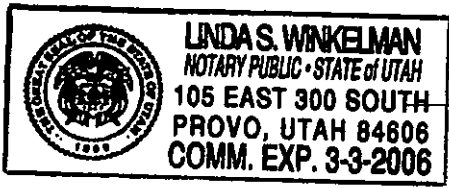
CLOWARD-TRAPNELL, L.C.

Aaron D. Cloward
By: AARON D. CLOWARD, manager/member

Christopher J. Trapnell
By: CHRISTOPHER J. TRAPNELL, manager/member

STATE OF UTAH)
) ss.
County of UTAH)

On the 16 day of December, A.D. 2004, before me, the undersigned Notary Public, personally appeared **AARON D. CLOWARD** and **CHRISTOPHER J. TRAPNELL**, and known to me to be the managers/members or the designated agents of the liability company that executed the Warranty Deed and acknowledged the Warranty Deed to be the free and voluntary act and deed of the liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Warranty Deed and in fact executed the Warranty Deed on behalf of the liability company.



Linda S. Winkelman
Notary Public

My commission expires: March 3, 2006

Residing in: PROVO, UTAH

Exhibit "A"

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Beginning at a point on the North line of Lot 3, Block 135, Plat "A", Spanish Fork City Survey, which point lies South 00 Deg. 35' 45" East 348.85 feet along the section line and West 285.50 feet from the East Quarter Corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 00 Deg. 29' 41" West 199.47 feet to the South line of Lot 3 of said Block 135; thence North 89 Deg. 30' 19" West 59.47 feet along said lot line to the East line of the Williams Parcel (Deed Entry No. 1482;1985); thence North 00 Deg. 29' 41" East 66.49 feet along said Williams East line; thence North 89 Deg. 30' 19" West 108.72 feet along the North line of said Williams Parcel to the West line of said Block 135; thence North 00 Deg. 29' 41" East 132.98 feet along the West line of the block to the Northwest corner of said Block 135; thence South 89 Deg. 30' 19" East 168.19 feet along the North line of said block to the point of beginning.