

When Recorded Mail to Grantee:
703 EAST 550 SOUTH
OREM UT 84097

ENT 110594:2004 PG 1 of 1
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Sep 28 3:28 pm FEE 10.00 BY SS
RECORDED FOR COTTONWOOD TITLE

File No. 9906LW

SPECIAL WARRANTY DEED

IVORY HOMES, LTD., a Utah Limited Partnership, Grantor, of Salt Lake City, Salt Lake County, State of Utah, hereby CONVEY AND WARRANT only as against all claiming by, through or under it to

MICHAEL T. BARKER AND MICHELLE BARKER, HUSBAND AND WIFE, AS JOINT TENANTS

Grantee(s), for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in UTAH County, State of Utah:

LOT 49, PLAT A, VERONA ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

LESS AND EXCEPTING THEREFROM ANY AND ALL OUTSTANDING OIL AND GAS, MINING AND MINERAL RIGHTS, MINERALS AND ORES SITUATED IN, UPON, OR UNDER THE ABOVE DESCRIBED TRACT OF LAND.

Tax ID Number: 54-184-0049

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity, general property taxes for the year 2004 and thereafter and existing fence lines.

Witness, the hand(s) of said Grantor(s), this 24 day of SEPTEMBER, 2004.

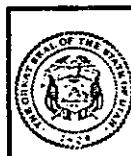
IVORY HOMES, LTD.,
a Utah Limited Partnership
By: VALUE, LC, a Utah Limited
Liability Company, General Partner

By: _____

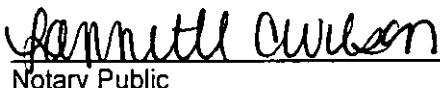

Clark D. Ivory
Managing Member

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 24 day of SEPTEMBER, 2004, personally appeared before me, CLARK D. IVORY, who being duly sworn did say that he is Managing Member of VALUE, LC, a Utah Limited Liability Company, which is General Partner of IVORY HOMES, LTD., a Utah Limited Partnership, and that the foregoing instrument was signed in behalf of said Partnership and said CLARK D. IVORY acknowledged to me that the said Partnership executed the same.



LANNETTE C. WILSON
NOTARY PUBLIC • STATE OF UTAH
1996 EAST 6400 SOUTH, #120
SALT LAKE CITY, UT. 84121
COMM. EXP. 09-25-2006


Lannette C. Wilson

Notary Public