

WHEN RECORDED, MAIL TO:

Adrian Parry

443 North 100 West #1, Provo, Utah 84601

Space Above for Recorder's Use

Warranty Deed

Certified to be a true
and correct copy of the original

Signed 

Sandberg Investments, LLC, a Utah Limited Liability Company, grantor,
of the County of Utah, State of Utah,
hereby CONVEY and WARRANT to

— Adrian Bert Parry and Rita Lee Parry, husband and wife as joint
of the County of Salt Lake, State of Utah, Tenants

for the sum of TEN AND NO/100 -----DOLLARS,

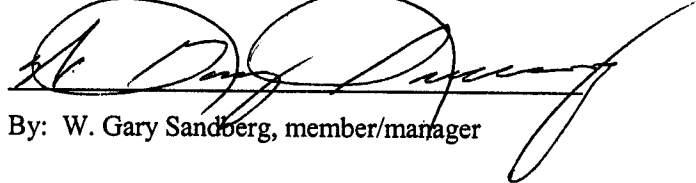
and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:
Exhibit A

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 20 day of May, 2005.

Signed in the presence of

Sandberg Investments, LLC, a Utah Limited Liability Company

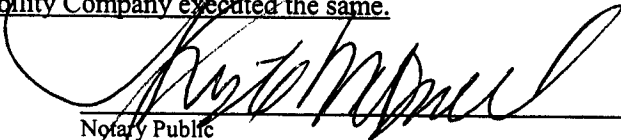

By: W. Gary Sandberg, member/manager

STATE OF Utah

ss.

COUNTY OF Salt Lake

On the 20 day of May, 2005, personally appeared before me W. Gary Sandberg, who being duly sworn did say, each for himself, that he is a member/manage of Sandberg Investments, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company of authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.



Notary Public
Residing at: Midvale

My Commission Expires: 11/20/06



Unit 1, Phase I, contained within the Oxford Square Condominiums, Provo, Utah, as the same is identified in the record Survey Map in Utah County, Utah as Entry No. 22373 and Map Filing No. 4924 (as said record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominiums recorded in Utah County, Utah, as Entry No. 22376, in Book 3124, at Page 196 (as said Declaration may have been heretofore been amended or supplemented).

Together with the undivided interest in said Project's Common Areas as established in the Declaration of Condominiums and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and Facilities to which said interest relates.

Parcel No. 48:131:0001

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2002 and thereafter.