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12/20/2002 04:48 PM 12.00
Book - 8707 Pg - 5197-5198
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
EQUITY TITLE
BY: RDJ, DEPUTY - WI 2 P.

WARRANTY DEED

Date: 19 day of December, 2002

Grantor: **TIMOTHY G. GRAHAM AND TERESA A. GRAHAM, HUSBAND AND WIFE AS JOINT TENANTS**

Grantor's Mailing Address: PO Box 101598
Anchorage AK 99510

Grantee: Evelyn H. Powell, an unmarried woman

Grantee's Mailing Address: 12099 S. Midas Park Rd.
Herriman, UT 84065

Consideration: TEN DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed.

Check and complete if applicable:

- AND a Note of even date herewith in the original principal amount of \$ 179,500.00 executed by Grantee, payable to the order of _____ ("Lender").
The Note is secured by a Vendor's Lien retained in favor of Lender in this Deed and by a Trust Deed of even date from Grantee to _____, TRUSTEE(S).
- AND THE FURTHER CONSIDERATION AND DELIVERY by the Grantee herein of that one certain Note of even date herewith in the original principal amount of \$ _____ executed by Grantee, payable to the order of _____ ("Secondary Lender"). The Note is secured by the Vendor's Lien retained in favor of Secondary Lender in this Deed and by a Trust Deed of even date from Grantee to _____, TRUSTEE(S); said Note and liens securing its payment being SUBORDINATE AND INFERIOR to the Note hereinabove described and the liens securing its payment.

Property (including any improvements):

LOT 479, COPPER CREEK ESTATES PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

8468768

ETA# 2182722 27-30-151-008

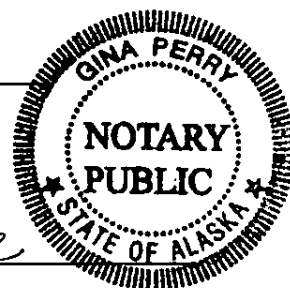
When the context requires, singular nouns and pronouns include the plural.

[Signature]
TIMOTHY G. GRAHAM
[Signature]
TERESA A. GRAHAM

THE STATE OF Alaska
COUNTY OF 3rd Judicial District

This instrument was acknowledged before me on the 19 day of 2002 DEC, 2002,
by **TIMOTHY G. GRAHAM**.

[Signature]
Signature of Notarial Officer
Title: Notary Public
Notary's Name (printed):
Gina Perry
Residing at:
Anchorage

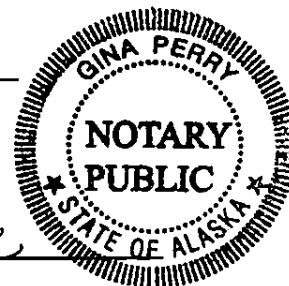


Notary's commission expires:
~~My Commission Expires:~~
February 14, 2005

THE STATE OF Alaska
COUNTY OF 3rd Judicial District

This instrument was acknowledged before me on the 19 day of 2002 DEC, 2002,
by **TERESA A. GRAHAM**.

[Signature]
Signature of Notarial Officer
Title: Notary Public
Notary's Name (printed):
Gina Perry
Residing at:
Anchorage



Notary's commission expires:
~~My Commission Expires:~~
February 14, 2005

AFTER RECORDING RETURN TO: