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GRANTEE'S ADDRESS

JAMES L. PURSER and DENISE L. PURSER
13584 SOUTH SANTA ANITA COURT
HERRIMAN, UTAH 84065

8719040
07/03/2003 03:50 PM 10.00
Book - 8834 Pg - 7072
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MERIDIAN TITLE
BY: ZJM, DEPUTY - WI 1 P.

WARRANTY DEED
(CORPORATE FORM)

RICHMOND AMERICAN HOMES OF UTAH, INC., A COLORADO CORP.

(, a corporation
organized and existing under the laws of the State of Utah, with its principal
office at) SALT LAKE CITY, of SALT LAKE CITY
County of SALT LAKE State of UTAH, grantor, hereby
CONVEYS AND WARRANTS to
JAMES PURSER and DENISE PURSER

grantee
of SALT LAKE CITY County of SALT LAKE State of UTAH
for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract of land in Salt Lake County,
State of Utah:

LOT 414, ESTATES AT ROSE CREEK PLAT 4B, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Tax Parcel(s): 32-02-128-007

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, CURRENTLY OF RECORD AND
GENERAL PROPERTY TAXES FOR THE YEAR 2002 AND THEREAFTER.

The officers who sign this deed hereby certify that this deed and the transfer
represented thereby was duly authorized under a resolution duly adopted by the
board of directors of the grantor at a lawful meeting duly held and attended by
a quorum.

WITNESS the hand(s) of said grantor(s) on this day of June 27, 2003.

Attest:

RICHMOND AMERICAN HOMES OF UTAH, INC.,
A COLORADO CORP.

By: Kay Van Wagoner
KAY VAN WAGONER
By: _____

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this day of June 27, 2003, A.D., personally appeared before me
KAY VAN WAGONER and _____ who being by
me duly sworn did say, each for himself, that she, the said KAY VAN WAGONER
is the V.P., and he, the said _____ is the _____
of RICHMOND AMERICAN HOMES OF UTAH, INC., A Company,
and that the within and foregoing instrument was signed in behalf of said
corporation by authority of a resolution of its board of directors and said
KAY VAN WAGONER and _____
each duly acknowledged to me that said corporation executed the same and that the
seal affixed is the seal of said corporation.



NOTARY PUBLIC
DOROTHY MERRITT
6925 Union Pk. Cir. Ste. 244
Midvale, Utah 84047
My Commission Expires
December 13, 2003
STATE OF UTAH
Notary Public
Residing at _____
Commission Expires: _____