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01/06/2005 02:24 PM \$14.00
Book - 9081 Pg - 5004-5006
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
DURHAM, JONES AND PINEGAR
111 E BROADWAY STE.900
SLC UT 84111
BY: SLR, DEPUTY - WI 3 P.

AFTER RECORDED, RETURN TO:

Gregory N. Barrick, Esq.
Durham, Jones & Pinegar
111 East Broadway, Suite 900
Salt Lake City, Utah 84111
Telephone: (801) 415-3000

Parcel ID# 08-34-353-009-0000

Warranty Deed

DENNIS D. GARDNER and SHERRIE M. GARDNER, Grantors, of Bountiful, Davis County, Utah, hereby CONVEY AND WARRANT to GARDNER LEGACY, LLC, a Utah Limited Liability Company, Grantee, of 1433 East 250 North, Bountiful, Utah 84010, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the real property in Salt Lake County, State of Utah, and more particularly described in Exhibit "A" hereto, which is incorporated herein by reference.

This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.


WITNESS the hand of said Grantors as of the 14th day of December, 2004.


Dennis D. Gardner


Sherrie M. Gardner

STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

On the 14th day of December, 2004, personally appeared before me DENNIS D. GARDNER and SHERRIE M. GARDNER, the signers of the within instrument, who duly acknowledged to me that they executed the same.


NOTARY PUBLIC

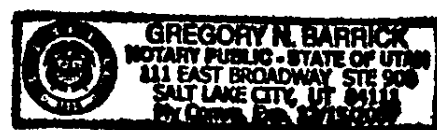


Exhibit "A"
to
Warranty Deed,
Executed by
Dennis D. Gardner and Sherrie M. Gardner

The following-described real property located in Salt Lake County, State of Utah, and more particularly described as follows:

COMMENCING at a point 1267 feet East and 50 feet North of the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Meridian, and running thence North 160 feet; thence West 161.5 feet; thence South 160 feet; thence East 161.5 feet to the place of COMMENCEMENT.

S:\barrick\G\GARDNER, DENNIS & SHERRIE\POA's, etc