

8492853
01/14/2003 04:33 PM 10.00
Book - 8720 Pg - 7173
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UT
INTEGRATED TITLE INS. SERVICES
BY: RDJ, DEPUTY - WI 1 P.

WHEN RECORDED, MAIL TO:

Grantee

2841 East Overbrook Circle
S.L.C., Utah 84108

Space Above for Recorder's Use

8492853

Warranty Deed

Bowler Properties, L.C., a Utah Limited Liability Company, grantors, of West Jordan City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to Ioannis Lyhnakis and Chrysoula Lyhnakis, husband and wife as joint tenants of Salt Lake City, County of Salt Lake, State of Utah, 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:

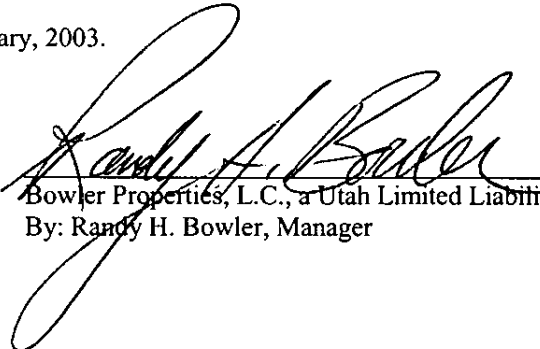
Beginning at a point on the South line of Fabric Center Subdivision a Subdivision filed for record in the office of the Salt Lake County Recorder on June 13, 2001 as Entry No. 7921154 in Book 2001P of Plats at Page 151 of official records; said point also being the Northwest corner of that certain property currently owned by Marie Holt, which point is located South 481.00 feet and West 333.05 feet more or less from the Northeast corner of the Southeast quarter of the Northwest quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base & Meridian; and running thence South 89° 53' 39" West 60.684 feet more or less along the South line of said Fabric Center Subdivision to a point which is North 89° 53' 39" East 16.80 feet more or less from the Southwest corner of said Fabric Center Subdivision, said point also being on the East line of the proposed Jordan Haven No. 3 Subdivision, thence South 00° 08' 42" East 170.62 feet more or less along said East line to a point on an existing fence line, said point also being on the Westerly line of that certain property conveyed to Phil T. Bennett and Marilyn A. Bennett, as Trustees of The Bennett Family Trust, dated April 18, 2001, in that certain Warranty Deed recorded April 24, 2001 as Entry No. 7877237 in Book 8448 at Page 7215 of official records; thence Northeasterly 44.60 feet more or less along said fence line and westerly line to the Southwest corner of the aforementioned Marie Holt property, thence North 20° 35' 00" East 136.56 feet more or less along the Westerly line of said Marie Holt property to the point of beginning.

Parcel Identification No. 27-15-177-030.

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

WITNESS the hand of said grantor, this 13th day of January, 2003.

Signed in the presence of



Bowler Properties, L.C., a Utah Limited Liability Co.
By: Randy H. Bowler, Manager

State of Utah

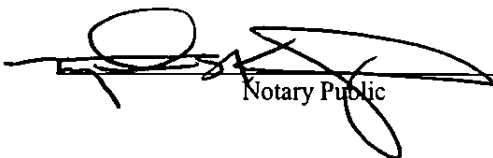
ss.

County of Salt Lake

On the 13th day of January, 2003, personally appeared before me Randy H. Bowler who being duly sworn did say that he is the manager of Bowler Properties, L.C., a Utah Limited Liability Company, and that said instrument was signed in behalf of said limited liability company by authority of its Operating Agreement and said Randy H. Bowler acknowledged to me that he, as such manager, executed the same in the name of the limited liability company.


NOTARY PUBLIC
MICHAEL S. KIRBY
6965 Union Park Ctr., Ste. 200
Midvale, Utah 84047
My Commission Expires
April 7, 2004
STATE OF UTAH

Residing At:
ITS-01468L


Notary Public

BK8720PG7173