

WHEN RECORDED MAIL TO:

Grantee
210 Preston
Alpine, Utah 84004
MTC File No. 126412

WARRANTY DEED

LAKESIDE DEVELOPERS, L.L.C. GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

SUNDIAL, INC., a Utah Corporation

as GRANTEE(S), the following described real property situated in UTAH County, State of Utah, to-wit:

A parcel of land lying within the East Half of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah, more particularly described as follows:

Commencing at a brass cap monument marking the North Quarter Corner of said Section 14; thence North 88°50'50" East along the Section line 850.96 feet and South 01°09'10" East 1,320.00 feet to the point of beginning; thence South 88°51'52" West 170.59 feet; thence North 01°09'10" West 441.50 feet; thence North 65°08'30" East 454.07 feet; thence North 59°31'55" East 3.42 feet; thence North 66°50'50" East 211.43 feet, more or less to the Northwest Corner of Sean Childs Subdivision Plat "A", recorded in the office of the Utah County Recorder; thence along said subdivision South 24°25'24" East 92.77 feet; thence South 24°14'30" East 87.58 feet; thence South 25°36'38" West 0.82 feet; thence South 24°09'58" East 235.19 feet; thence North 89°50'50" East 431.07 feet; thence South 00°09'10" East 390.80 feet; thence South 81°06'30" West 169.09 feet; thence South 00°55'09" East 1,913.69 feet; thence South 87°02'21" West 117.53 feet; thence North 83°33'58" West 769.92 feet; thence North 00°24'10" West 1,914.95 feet to the beginning.

Subject to the following Deed of Trust:

A Deed of Trust with Assignment of Rents to secure an indebtedness in the amount shown below, and any other obligations secured thereby;

Amount:	\$150,000.00
Dated:	September 10, 2003
Trustor:	LAKESIDE DEVELOPERS, L.L.C.
Trustee:	PHILLIP E. LOWRY
Beneficiary:	JOSEPH E. SCOTT, Trustee of Bertha Walter Scott Trust u/t/a dated November 18, 1981
Recorded:	September 11, 2003 as Entry No. 149341:2003 of Official Records.

