

WHEN RECORDED MAIL TO:

Grantee
210 Preston
Alpine, Utah 84004
MTC File No. 129949

WARRANTY DEED

SUNDIAL, INC. GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

J.L.C. as to an undivided 12% interest, BAYRIA, L.L.C. as to an undivided 20% interest, SRG Investments as to an undivided 20% interest, O'Sullivan Investment, L.C., as to an undivided 20% interest and Chrysalis Company as to an undivided 28% interest;

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

PARCEL 1:

Commencing West 760.3 feet and South 01°00'00" West 1005.7 feet from the Northeast corner of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 01°00'00" West 390.8 feet; thence South 82°15'40" West 164.4 feet; thence North 02°00'00" West 25 feet; thence North 89°00'00" West 611.1 feet; thence North 00°40'00" West 688.6 feet; thence North 68°00'00" East 212 feet; thence South 22°02'30" East 416.6 feet; thence South 89°00'00" East 430 feet to the beginning.

PARCEL 2:

Commencing East 850.96 feet and South 1320 feet from the North Quarter corner of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°45'00" West 1939.3 feet; thence South 81°19'47" East 708.21 feet; thence North 89°16'32" East 180.75 feet; thence North 00°14'00" East 1967.48 feet; thence North 88°59'40" West 612.16 feet; thence North 00°31'10" West 689.53 feet; thence South 66°17'40" West 454.07 feet; thence South 441.5 feet; thence East 170.57 feet to the beginning.

Less and excepting any portions lying within Utah Lake.
Subject to the following Deed of Trust:

ENT **9941:2007** PG 2 of 2

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.

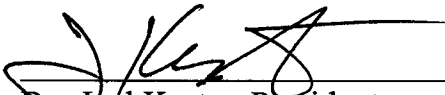
An estate for the life of BERTHA WALTER SCOTT, as created by WARRANTY DEED, recorded September 11, 2003, Official Records.

Tax Parcel No. 21-056-0080.

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants and restrictions of record.


In witness whereof, the grantors have executed this instrument this 17 day of January, 2007.

SUNDIAL, INC.


By: Joel Kester, President

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

The foregoing instrument was acknowledged before me this 17 day of January, 2007 by Joel Kester, President of SUNDIAL, INC., who duly acknowledged to me that it was executed by authority.



Notary Public

