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Mail Recorded Document to:
Gary Patel
1505 South 40 East
Provo, UT 84606

ENT 130649;2003 PG 1 of 2.1
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Aug 14 4:11 pm FEE 12.00 BY SFS
RECORDED FOR METRO NATIONAL TITLE

SPECIAL WARRANTY DEED

For the consideration of One Million Three Hundred Eighty Five Thousand and 00/100 dollars (\$1,385,000.00) and other valuable consideration, Summit Limited Partnership Four, a South Dakota limited partnership, ("Grantor") does hereby convey to Kusum Enterprises, Inc., a corporation located at 1505 South 40 East, Provo, UT 84606, ("Grantee") the following described real estate in Utah County, Utah:

Lot 2, Plat "B", Summit Group Inc., a revision of Summit Group Inc., Plat "A", Lot 1, according to the official plat thereof on file and of record in the Office of the Utah County Recorder's Office, County of Utah, State of Utah.

Grantors do Hereby Covenant with Special Warranty Covenants to Grantee and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment thereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 13, 2003

Summit Limited Partnership Four,
A South Dakota limited partnership
By: The Summit Group, Inc.,
its general partner

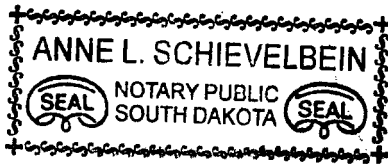

Kerry W. Boekelheide, President
(Grantor)

STATE OF SOUTH DAKOTA)
: SS
COUNTY OF MINNEHAHA)

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On this 4th day of August, 2003, before me, the undersigned, a Notary Public in and for the State of South Dakota, personally appeared Kerry W. Boekelheide, to me personally known, who, being by me duly sworn, did say that he is the President of The Summit Group, Inc., a South Dakota corporation, the General Partner of Summit Limited Partnership Four, a South Dakota limited partnership, executing the foregoing instrument, that no seal has been procured by the corporation; and that he as such officer acknowledged execution of the instrument to be the voluntary act and deed of the corporation, and the limited partnership by it and by him voluntarily executed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Anne L. Schivelbein
Notary Public - South Dakota

My Commission Expires
January 2, 2008