

CTC # 16025 - 1ST AMD
When Recorded mail to:
Western Investments Estates, LLC
PO Box 101
Santaquin, Utah 84655
MAIL TAX NOTICE TO: GRANTEE

Space above this line for recording data.

WARRANTY DEED

Mark D. Robbins and Julie R. Sutherland

GRANTOR(S)

of Santaquin, County of Utah, State of UTAH

Hereby *Convey(s)* and *Warrant(s)* to

Western Investments Estates, LLC

GRANTEE(S)

of Santaquin, County of Utah, STATE OF UTAH

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN *Utah* COUNTY, STATE OF UTAH, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2006 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS May 1, 2006.

m.d.
Mark D. Robbins

Mark D. Robbins
Julie R. Sutherland

Julie R. Sutherland

STATE OF Utah)
 :SS
COUNTY OF Utah)

I, Susan Palmer, a Notary Public of the County and State first above written, do hereby certify that Mark D. Robbins and Julie R. Sutherland personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of May, 2006.

Susan Palmer

Notary Public

My Commission Expires: 08/27/08

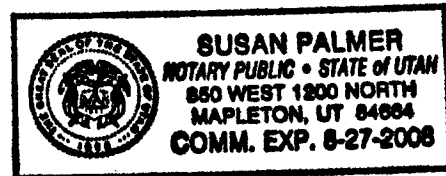


EXHIBIT "A"

Beginning at a point on the North right-of-way line of 200 North Street, Provo, Utah, which beginning point is West along said right-of-way line 75.0 feet from the Southeast corner of Block 92, Plat "A", Provo City Survey of Building Lots; thence West along the North line of said 200 North Street 123.00 feet; thence North 198.00 feet; thence East 49.50 feet; thence North 1.39 feet; thence East 148.50 feet to the West right-of-way line of 300 West Street, Provo, Utah; thence South along the West line of 300 West Street, 50.89 feet; thence West 75.00 feet; thence South 148.5 feet to the point of beginning.

Together with an easement and right-of-way for ingress and egress to and from the premises described above, to be held in common with the owner of property adjoining on the East, as a right-of-way for said parties, their heirs and assigns, over the following described tract:

Commencing 9 rods North of the Southeast corner of Block 92, Plat "A", Provo City Survey of Building Lots; thence West 75 feet; thence South 12 feet; thence East 75 feet; thence North 12 feet to the place of beginning.

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