

QUIT-CLAIM DEED

Klenke Floral, Inc. ("Grantor"), a Utah corporation organized and existing under the laws of the State of Utah, with its principal office at 2955 Washington Boulevard, Ogden, Utah 84401, hereby QUIT-CLAIMS to Klenke Properties, L.L.C. ("Grantee") of Ogden, Utah, for the sum of Ten and No/100 DOLLARS, and for other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

Part of Lot 36, Block 10, South Ogden Survey, Weber County, Utah:
Beginning at a point 182.8 feet west of the northeast corner of said Lot 36, and running thence west 179 feet, thence south 104.5 feet, thence east 179 feet, thence north 104.5 feet to the place of beginning.

Together with and subject to a perpetual Right-of-Way for purposes of ingress and egress described as follows: Beginning at a point on the north line of 30th Street, Ogden City, Weber County, Utah, 311 feet east of the east line of Grant Avenue, and running thence east 16 feet, thence north 235.64 feet, more or less, to the north line of said Lot 36, thence west 16 feet, thence south 235.64 feet, more or less, to the place of beginning.

(#04-058-0006)

The officer who signs this deed certifies that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer this thirty first day day of December A.D. one thousand nine hundred and ninety-seven.

KLENKE FLORAL, INC., a Utah Corporation

By: Mark H. Tilgotson
MARK H. TILLOTSON, PRESIDENT

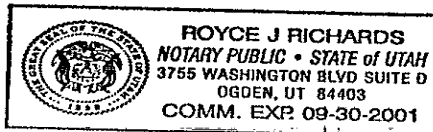
STATE OF UTAH)

:ss.

COUNTY OF WEBER)

On this 31 day of December, 1997, personally appeared before me a notary public in and for the State of Utah, MARK H. TILLOTSON, PRESIDENT OF KLENKE FLORAL, INC., the signer of the within instrument, who duly acknowledged to me that he executed the above instrument in behalf of said corporation by authority of a resolution of its board of directors.

[Seal]



Royce J. Richards
Notary Public

E# 1514600 BK1901 PG719
DOUG CROFTS, WEBER COUNTY RECORDER
09-JAN-98 157 PM FEE \$11.00 DEP MB
REC FOR: KLENKE.FLORAL