

Mail Recorded Deed and Tax Notice To:
Property Address or Other (X)
Ivory Ridge Office, LLC
978 Woodoak Ln
Salt Lake City, UT 84117

ENT 45641:2007 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Mar 29 11:30 am FEE 12.00 BY HI
RECORDED FOR COTTONWOOD TITLE INSURANCE
ELECTRONICALLY RECORDED



File No. S-27665-CA

WARRANTY DEED

Sundborn L.L.C., a Utah Limited Liability Company
GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Ivory Ridge Office, LLC , a Utah Limited Liability Company
GRANTEE(S) of Salt Lake City, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in Utah County,
State of Utah:

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

~~Lot 4, PLAT 2A, IVORY RIDGE, a planned community, according to the official plat
thereof as recorded in the office of the Utah County Recorder.~~

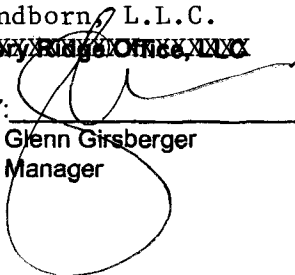
TAX ID NUMBER 42-057-0004 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2007 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

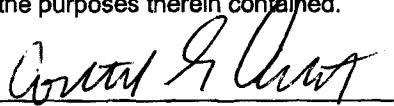
Dated this 26th day of March, 2007

Sundborn L.L.C.
~~Ivory Ridge Office, LLC~~

BY: 
Glenn Girsberger
Manager

State of Utah
County of Utah

On the 26th day of March, 2007, personally appeared before me Glenn Girsberger, who acknowledged himself/herself to be the Manager of Sundborn L.L.C., a limited liability company, and that he/she, as such Manager , being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

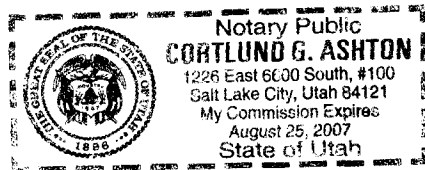


EXHIBIT A
PROPERTY DESCRIPTION

Lot 4, PLAT "A", IVORY RIDGE, a planned community, according to the official plat thereof as recorded in the office of the Utah County Recorder.

Together with those easements as described in that certain Declaration of Covenants, Conditions and Restirctions recorded November 14, 2006 as Entry No. 152736:2006 and in the amended Declaration recorded January 8, 2007 as Entry No. 3401:2007

Tax Id No. 42-057-0004