

WHEN RECORDED, MAIL TO:

WALTER L. LENINGTON

132 WEST 255 SOUTH

OREM, UT 84058

Escrow No. 10335

## SPECIAL WARRANTY DEED

WALTER L. LENINGTON,

grantor(s)

of Orem, County of Utah, State of Utah, hereby CONVEY(s) and WARRANT(s) against all claiming by, through or under him to

WALTER LOUIS LENINGTON AND EDIE LENINGTON, Trustees of the WALTER LOUIS LENINGTON AND EDIE LENINGTON FAMILY TRUST, dated October 10, 2003, grantee(s)


of Orem, 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:

All of Lot 16, Plat "A", CHAMPION ESTATES SUBDIVISION, Orem, Utah, according to the official plat thereof on file and of record in the office of the Recorder, Utah County, Utah.

Tax ID# 36-158-0016

SUBJECT TO easements, restrictions and rights-of-way currently of record and general property taxes for the year 2004 and thereafter.

WITNESS the hand(s) of said grantor(s), this 23rd day of February, 2004.

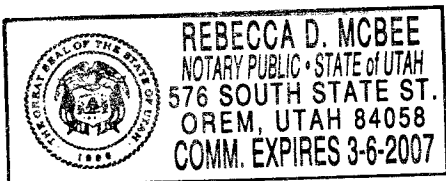
  
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WALTER L. LENINGTON  
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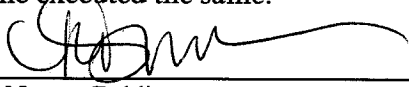
STATE OF UTAH

COUNTY OF UTAH

} ss.

On the 23rd day of February, 2004, personally appeared before me WALTER L. LENINGTON, the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed the same.



  
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Notary Public.  
My Commission Expires: 3/6/07