

8893951

Return To:  
JANET S. ROEMMEL  
ROY D. ADAMS  
3205 S. Teton Drive  
Salt Lake City, UT 84109

8893951  
11/14/2003 12:05 PM 16.00  
Book - 8911 Pg - 4154-4157  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
LANDMARK TITLE  
BY: SEM, DEPUTY - WE 4 P.

WARRANTY DEED

JANET S. ROEMMEL and ROY D. ADAMS

Grantor of Salt Lake City, County of Salt Lake, State of Utah,  
hereby CONVEYS and WARRANTS to

JANET S. ROEMMEL, or her successor or assign, Trustee of THE  
JANET S. ROEMMEL TRUST dated April 4th 2002, as to a one-half  
interest and successor trustee of THE ROY D. ADAMS TRUST dated  
April 4th, 2002 as to an undivided one-half interest

Grantee of Salt Lake, County of Salt Lake, State of Utah,  
for the sum of TEN DOLLARS AND NO/100 -----DOLLARS,  
and other good and valuable consideration

the following described tract of land in Salt Lake County,  
State of Utah:

Lot 152, PARK TERRACE NO. 2 SUBDIVISION, according to the  
official plat thereof, filed in Book "P" of Plats, at Page 1 of  
the Official Records of the Salt Lake County Recorder.

FOR REFERENCE PURPOSES ONLY: Tax Parcel/Serial No. 16-25-327-016

SUBJECT TO current general taxes, easements, restrictions and  
rights of way of record.

WITNESS, the hand of said grantor, this *14th* day of, November,  
A.D. 2003 \*This deed is executed by the grantor pursuant to the  
power of attorney a copy of which is attached hereto and by this  
reference made a part  
hereof.\*

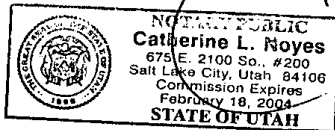
*Janet S. Roemmel*  
\_\_\_\_\_  
JANET S. ROEMMEL

*Roy D. Adams by Janet S. Roemmel*  
\_\_\_\_\_  
ROY D. ADAMS BY JANET S. ROEMMEL AS  
HIS ATTORNEY IN FACT

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On the *14th* day of November, 2003, personally appeared before  
me JANET S. ROEMMEL, individually and JANET S. ROEMMEL as attorney  
in fact for Roy D. Adams the signer of the within instrument who  
duly acknowledged to me that she executed the same individually  
and as attorney in fact for Roy D. Adams.

*Catherine L. Noyes*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: *2-8-04* Residing at: *Sandwich, Utah*



COURTESY RECORDING

This document is being recorded solely as  
a courtesy and an accommodation to the  
parties named therein. Landmark Title  
Company hereby expressly disclaims any  
responsibility or liability for the accuracy  
or the content thereof.

**DURABLE GENERAL POWER OF ATTORNEY**

I, ROY D. ADAMS, of Salt Lake City, Salt Lake County, State of Utah, D.O.B. 02/22/52, SS# 565-86-2178, have made, constituted and appointed, and by these presents do make, constitute and appoint my wife, JANET S. ROEMMEL, of Salt Lake City, Salt Lake County, State of Utah, acting in the manner as provided hereinafter, my true and lawful attorney-in-fact and agent (herein called "Attorney-in-Fact") and for me and in my name, place and stead and for my use and benefit, to do, perform and accomplish all of the following:

1. **General Grant of Power.** To exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, including, without limitation, the following specifically enumerated powers. I grant to my Attorney-in-Fact full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my agent shall lawfully do or cause to be done by virtue of this Durable General Power of Attorney and the powers herein granted.

a. **Powers of Collection and Payment.** To forgive, request, demand, sue for, recover, collect, receive, and/or hold all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension, profit sharing, retirement, social security, insurance and other contractual benefits and proceeds, all documents of title, all property, real or personal, intangible and tangible property and property rights, and demands whatsoever, liquidated or unliquidated, now or hereafter owned by, or due, owing, payable or belonging to me or in which I have or may hereafter acquire an interest; to have, use, and take all lawful means and equitable and legal remedies and proceedings in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to execute and deliver for me, on my behalf, and in my name, all endorsements, releases, receipts, or other sufficient discharges for the same;

b. **Power to Acquire, Sell, Lease and Borrow.** To acquire, purchase, exchange, grant options to sell, and sell and convey real or personal property, tangible or intangible, or interests therein, on such terms and conditions as my Attorney-in-Fact shall deem proper; to make, seal and deliver and to bargain, contract, agree for, purchase, receive and take lands, tenements, hereditaments and accept the seizing and possession of all lands, and all deeds and other assurances in the law thereof; to lease, let, demise, bargain, sell, release, convey, mortgage and hypothecate, lands, tenements and hereditaments, upon such terms and conditions and under such covenants as my said Attorney-in-Fact shall think fit; to sell, pledge, hypothecate, assign, transfer, endorse and deliver any and all securities and shares of stock owned by me or standing in my name; to purchase, buy, contract for, receive and hold for me any and all types of securities, including but not restricted to stocks, securities, governmental bonds, bills or obligations of all types, other bonds, and commercial paper; to borrow monies in connection with the foregoing and to execute notes, evidences of indebtedness and security instruments, including pledges, mortgages, hypothecations, etc., such as pledges of any and all shares of stock which I may own or which are standing in my name; and to sign, seal, execute, deliver and acknowledge deeds (including conveyances without consideration), covenants, indentures, agreements, mortgages, hypothecations, bills of lading, bills, bonds, notes, receipts, evidences of debt, releases and satisfaction of mortgage, judgment and other

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RICHARDS BRADY MILLER

debts, and such other instruments in writing of whatever kind and nature;

c. **Management Powers.** To enter into and take possession of any lands, tenements or hereditaments or parts thereof belonging to me, that may become vacant or to the possession of which I may become entitled, and to maintain, repair, improve, invest, manage, insure, rent, lease, encumber, and in any manner deal with any real or personal property, tangible or intangible, or any interest therein, that I now own or may hereafter acquire, in my name and for my benefit, upon such terms and conditions as my agent shall deem proper;

d. **Banking Powers.** To make, receive and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations and other institutions; pay any of my lawful obligations; execute or release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the rights and powers herein granted;

e. **Motor Vehicles.** To apply for a Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup, van, motorcycle or other motor vehicle, and to represent in such transfer assignment that the title to said motor vehicle is free and clear of all liens and encumbrances except those specifically set forth in such transfer assignment;

f. **Business Interests.** To conduct or participate in any lawful business of whatever nature for me and in my name; execute partnership agreements and amendments thereto; incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate or dissolve any business; elect or employ officers, directors and agents; carry out the provisions of any agreement for the sale of any business interest or the stock therein; and exercise voting rights with respect to stock, either in person or by proxy, and exercise stock options;

g. **Tax Powers.** To prepare, sign and file joint or separate income tax returns or declarations of estimated tax for any year or years; to prepare, sign and file gift tax returns with respect to gifts made by me for any year or years; to consent to any gift and utilize any gift-splitting provision or other tax election; and to prepare, sign and file any claims for refund of any tax;

h. **Safe Deposit Boxes.** To have access at any time or times to any safe deposit box rented by me, wheresoever located, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my Attorney-in-Fact to exercise this power.

2. **Interpretation and Governing Law.** The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my Attorney-in-Fact. This instrument is executed and delivered in the State of Utah, and the laws of the State of Utah shall govern all questions as to the validity of this power and the construction of its provisions.

3. **Third-Party Reliance.** Third parties may rely upon the representations of my Attorney-in-Fact as to all matters relating to any power granted to my Attorney-in-Fact, and no person who may act in reliance upon the representations of my Attorney-in-Fact or the authority

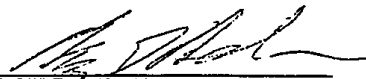
granted to my Attorney-in-Fact shall incur any liability to me or my estate as a result of permitting my Attorney-in-Fact to exercise any power. Third parties may rely upon this Durable General Power of Attorney without being required to inquire behind it as to the nature and scope of the authority granted. It is my intent that the original or a copy shall be sufficient evidence of the authority of my Attorney-in-Fact under this Durable General Power of Attorney.

4. **Effective Immediately.** This Durable General Power of Attorney shall become effective upon my signature below, and it shall continue to be effective after my disability, if any, and shall not be affected thereby.

5. **Substitute Attorney-in-Fact.** If my wife, JANET S. ROEMMEL ceases to act as my Attorney-in-Fact due to her death, incapacity or resignation, I appoint GOTHARD GREY my Steed, of Vancouver, Washington, as my Attorney-in-Fact and agent under this Durable General Power of Attorney.

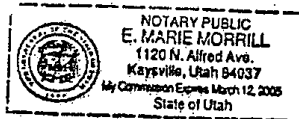
6. **Revocation by Writing.** This Durable General Power of Attorney shall remain in full force and effect and continue as a valid and effective delegation of authority until the same is expressly revoked by me in writing.

IN WITNESS WHEREOF, I have hereunto set my hand this the 4<sup>th</sup> day of April, 2002.

  
ROY D. ADAMS

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On the 4<sup>th</sup> day of April, 2002, personally appeared before me, ROY D. ADAMS, whose identity has been proven on the basis of satisfactory evidence, being first duly sworn, acknowledges that she executed the foregoing instrument, for the purposes stated therein, of her own voluntary act.



  
NOTARY PUBLIC  
STATE OF UTAH

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