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When recorded return to:

James Conroy

812 W. Lava Pointe Drive #57
St. George UT 84770

00956292 Bk 1764 Pg 0152
RUSSELL SHIRTS * WASHINGTON CO RECORDER
2005 JUL 07 16:28 PM FEE \$12.00 BY SW
FOR: UNITED TITLE SERVICES

WARRANTY DEED

LUCINDA BOWMAN

Grantor

of St. George, County of Washington, State of Utah

hereby CONVEY and WARRANT to

LUCINDA BOWMAN AND JAMES CONROY, as Joint Tenants

Grantee

of St. George, County of Washington, State of Utah,

for the sum of Ten Dollars and Other Good and Valuable Consideration
the following described tract of land in Washington County, State of Utah, to-wit:

SEE ATTACHED EXHIBIT "A"

LESS AND EXCEPTING any and all water rights associated herewith

Subject to easements restrictions and rights of way appearing of record or enforceable in law and equity.

WITNESS the hand of said grantor, this 27th day of June, A.D. 2005.


LUCINDA BOWMAN

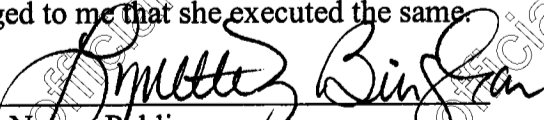
THE UNDERSIGNED HOLDS UNITED
TITLE SERVICES HARMLESS FROM
ALL LIABILITY OR RESPONSIBILITY
IN CONNECTION WITH THE
PREPARATION AND/OR RECORDING
OF THIS DOCUMENT.

STATE OF UTAH

COUNTY OF WASHINGTON

On this 27th day of June, 2005 personally appeared before me LUCINDA BOWMAN, the
signer of the within instrument who duly acknowledged to me that she executed the same.

My Commission Expires:


Notary Public

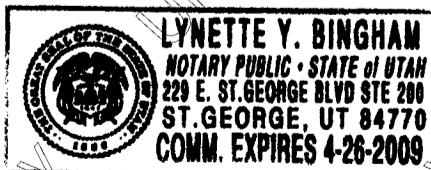


EXHIBIT "A"

LOT 57, MESA PALMS HOMES -PHASE IIIA, A PLANNED UNIT DEVELOPMENT,
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE
WASHINGTON COUNTY RECORDER'S OFFICE.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to,
appurtenant to, or accompanying the above described parcel(s) of real property.