

Mail tax notice to:
LE Limited Partnership
2001 State Route 59
Kent, Ohio 44240

E

WARRANTY DEED

ENT 24827 BK 3662 PG 447
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1995 APR 24 10:37 AM FEE 12.00 BY BT
RECORDED FOR TRASK BRITT & ROSSA

Mary K. Enlow, grantor, of the State of Ohio, hereby conveys and warrants to LE Limited Partnership, an Ohio limited partnership located at 2001 State Route 59, Kent, Ohio 44240, grantee, for the sum of ten dollars the following described tract of land in Utah County, Utah, to wit:

Unit #8, SUNDANCE COTTAGES, an expandable Utah condominium project containing convertible land, as the same is identified in the Record of Survey Map recorded May 20, 1987, as Entry No. 19867, and Map Filing No. 3452, First Supplemental recorded August 7, 1987, as Entry No. 30293, Map Filing No. 3490, Arm 39, Second Supplemental recorded October 21, 1987, as Entry No. 39178, Map Filing No. 3524, Arm 39, Revision of First and Second Supplemental recorded November 23, 1987, as Entry No. 42825, Map Filing No. 3534, Arm 39, Utah County Recorder's Office (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Condominium Declaration recorded May 20, 1987, as Entry No. 19868, in Book 2417, at Page 379, Second Amendment recorded August 7, 1987, as Entry No. 30294, in Book 2440, at Page 488, Third Amendment recorded October 21, 1987, as Entry No. 39179, in Book 2461, at Page 685, and Fourth Amendment recorded November 23, 1987, as Entry No. 42826, in Book 2470, at Page 563 (as said Declaration, Second, Third and Fourth Amendments heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in said Project's Common Areas as established in the Condominium Declaration, Second, Third and Fourth Amendments and allowing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates.

Said condominium project is situated within the following described property: Beginning at the corner common to Sections 10, 11, 14 and 15, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence South 0 deg 07'50" East 168.25 feet; thence North 49 01'00" East 497.93 feet; thence North 0 50'00" East 259.71 feet; thence along the arc of a 211.27 foot radius curve to the right 89.51 feet, the chord of which bears North 66 deg 55'14" East 88.85 feet; thence along the arc of a 87.70 foot radius curve to the left 66.28 feet, the chord of which bears North 57 deg 24'22" East 64.72 feet; thence North 92.33 feet; thence North 42 deg 57'18" West 329.41 feet to the Southeast corner of the Kenneth Franck property described as Lot "A" and Lot "B" on Administratrix's Deed 6437; thence along the South line of said Franck property South 89 deg 52'10" West 293.71 feet to the East line of Timphaven Homes Plat "2"; thence South 0 deg 07'50" East along said plat line 820.35 feet to the point of beginning. Basis of Bearings: the section line between the Southwest corner of Section 11 and the West Quarter Corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian; being North 0 deg 07'50" West.

TOGETHER WITH (1) a perpetual, nonexclusive easement over, along and across the property described in the immediately succeeding paragraph (The "Servient Tenement") for pedestrian and vehicular ingress to and egress from the property described in the immediately preceding paragraph (the "Dominant Tenement"); and (2) a perpetual, nonexclusive easement in, through, and along and across the Servient Tenement to install, use, keep, maintain, repair, and replace, as required, utility lines, pipes and conduits of all types for the benefit of and appurtenant to the Dominant Tenement:

Beginning at a point on the Easterly fee title boundary of Sundance Cottages, a Utah condominium project, said point being North 487.69 feet and East 516.31 feet from the Southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence along the arc of a 87.70 foot radius curve to the left 12.43 feet, the chord of which bears North 31 deg 41'31" East 12.42 feet; thence North 27 deg 37'50" East 167.29 feet; thence along the arc of a 98.81 foot radius curve to the right 18.28 feet to the Southwesterly right of way of the Alpine Loop highway, the chord of which bears North 32 deg 55'47" East 18.25 feet; thence along the arc of a 578.72 foot radius curve to the right 30.30 feet along said right of way, the chord of which bears North 42 deg 33'01" West 30.30 feet; thence along the arc of a 128.81 foot radius curve to the left 28.68 feet, the chord of which bears South 34 deg 00'35" West 28.62 feet; thence South 27 deg 37'50" West 124.06 feet to the Easterly fee title boundary of said Cottages; thence South 62.79 feet along said Easterly boundary to the point of beginning.

TOGETHER WITH rights of ingress and egress set forth as follows:

An Easement Deed recorded December 18, 1986, as Entry No. 43593, in Book 2367, at Page 207, Utah County Recorder's Office.

An Easement Deed recorded December 18, 1986, as Entry No. 43595, in Book 2367, at Page 215, Utah County Recorder's Office.

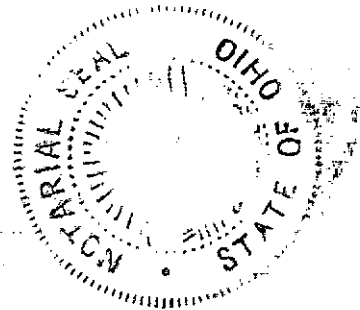
An Easement Deed recorded December 18, 1986, as Entry No. 43599, in Book 2367, at Page 230, Utah County Recorder's Office.

Witness the hand of said grantor this 11th day of April, 1995.

Mary K. Enlow

Mary K. Enlow
Grantor

State of Ohio)
County of Portage) ss.



The foregoing instrument was acknowledged before me this 11th day of April, 1995 by Mary K. Enlow.

Joan G. Garro
Notary Public

My commission expires:

Joan G. Garro
Notary Public for State of Ohio
My commission expires April 8, 1997

Residing at:

2813 PINE LAKE RD
Uniontown Ohio 44685