

15/10/17



**When Recorded, Return To:**

A. Craig Hale, Esq.  
Hale | Wood, PLLC  
4766 South Holladay Blvd.  
Holladay, Utah 84117

ENT 104068:2017 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Oct 20 11:15 am FEE 15.00 BY MA  
RECORDED FOR HALE WOOD PLLC

**Mail Tax Notices To:**

Timothy R. LaPine and Julia A. LaPine, as Trustees of  
"The LaPine Family Trust"  
1326 Harvard Avenue  
Salt Lake City, Utah 84105

Serial No. 52:278:0029

### LIMITED WARRANTY DEED

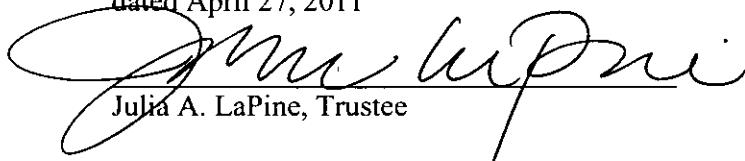
JULIA A. LAPINE, as Trustee of "The Julia A. LaPine Family Trust" u/d/t dated April 27<sup>th</sup>, 2011 (Grantor"), of Salt Lake City, Salt Lake County, Utah, hereby convey and warrant, to the extent provided below but not otherwise, to TIMOTHY R. LAPINE AND JULIA A. LAPINE, and to their successors, as Trustees of "The LaPine Family Trust" u/t/a dated May 24, 2017 ("Grantees"), having a mailing address of 1326 Harvard Avenue, Salt Lake City, Utah 84105, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, all of her interest in the following described real property situate in Utah County, Utah:

**See Exhibit "A" for real property legal description.**

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

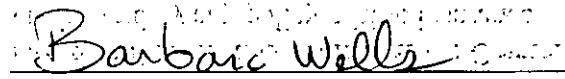
WITNESS the hand of said Grantor this 3 day of OCTOBER, 2017.

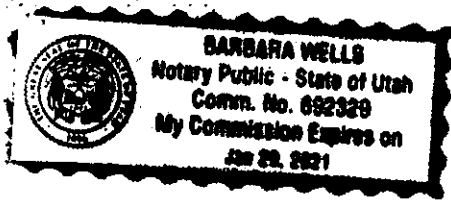
THE JULIA A. LAPINE FAMILY TRUST, u/t/a  
dated April 27, 2011

  
Julia A. LaPine, Trustee

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

On the 3 day of October, 2017, JULIA A. LAPINE, in her capacity as Trustee of "The Julia A. LaPine Family Trust," the signer of the foregoing document, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that she executed the same.

  
NOTARY PUBLIC



## EXHIBIT "A"

Unit 29, 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, (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, (as said Declaration may heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in said Project's Common Areas as established in the Condominium Declaration, 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.

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, 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 187.69 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, 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.