

10/3



ENT 104714:2012 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Nov 29 2:54 pm FEE 16.00 BY SW
RECORDED FOR CALLISTER NEBEKER & MCCUL

WHEN RECORDED, MAIL TO:
DAVID R. YORK, ESQ., CPA
CALLISTER NEBEKER & McCULLOUGH
PARK VIEW PLAZA 1
2180 SOUTH 1300 EAST, SUITE 600
SALT LAKE CITY, UTAH 84106

E

GRANTEE'S ADDRESS:
3000 NORTH UNIVERSITY AVE, STE 250
PROVO, UTAH 84604

Space above for County Recorder's use

Parcel # 52:278:0034

SPECIAL WARRANTY DEED

MOSS FARMS, LLC, grantor, of Utah County, State of Utah, hereby **CONVEYS** and **WARRANTS** against all claiming by, through or under it, to **SUNDANCE VILLAGE HOLDINGS LLC**, a Utah limited liability company, grantee, of Utah County, State of Utah, for the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah**:

UNIT 34, 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, IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH, 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 THEREFORE RECORDED CONCURRENTLY THEREWITH IN SAID OFFICE IN UTAH COUNTY, UTAH, AS ENTRY NO. 19868, IN BOOK 2417, AT PAGE 379, (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE ENTIRE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNITS AS ESTABLISHED BY SAID RECORD OF SURVEY MAP AND 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.

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 $0^{\circ}07'50''$ EAST 168.25 FEET; THENCE NORTH $49^{\circ}01'00''$ EAST 497.93 FEET; THENCE NORTH $0^{\circ}50'00''$ 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 $66^{\circ}55'14''$ 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 $57^{\circ}24'22''$ EAST 64.27 FEET; THENCE NORTH 92.23 FEET; THENCE NORTH $42^{\circ}57'18''$ WEST 829.41 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 $89^{\circ}52'10''$ WEST 293.71 FEET TO THE EAST LINE OF TIMPHAVEN HOMES PLAT "2"; THENCE SOUTH $0^{\circ}07'50''$ 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 $0^{\circ}07'50''$ 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, 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 $31^{\circ}41'31''$ EAST 12.42 FEET; THENCE NORTH $27^{\circ}37'50''$ 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 $32^{\circ}55'47''$ 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 $42^{\circ}33'01''$ WEST 30.30 FEET; THENCE ALONG THE ARC OF A 128.81 FOOT RADIUS CURE TO THE LEFT 28.68 FEET,

THE CHORD OF WHICH BEARS SOUTH 34°00'35" WEST 28.62 FEET;
THENCE SOUTH 27°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 AND FOR
UTILITIES SET FORTH AS FOLLOWS:

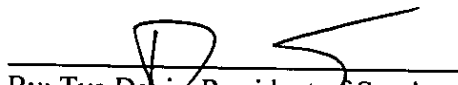
AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AST ENTRY NO.
43593, IN BOOK 2367, AT PAGE 207, UTAH COUNTY RECORDER'S
OFFICE.

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 7th day of November, 2012.

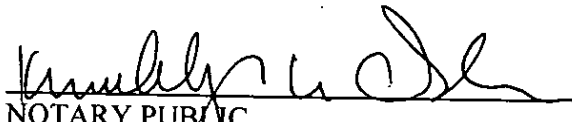
MOSS FARMS, LLC


By: Tye Davis, President of Sundance
Group, LLC, a Delaware limited liability
company, its Manager

STATE OF UTAH)
) : ss.
COUNTY OF Utah)

On the 7th day of November, 2012, personally appeared before me, Tye
Davis, the signer of the within instrument, who duly acknowledged to me that he executed
the same.




NOTARY PUBLIC
Residing At: 3000 N. University Ave.
PRIMO UT 84604