

Recording Requested by:  
First American Title Insurance Company  
578 South State Street  
Orem, UT 84058  
(801)224-8676

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
The Hulme Trust  
3243 East 8865 North  
Sundance, UT 84604

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No. **320-6001375 (KP)**  
A.P.N.: **52-284-0001**

**William Atherton and Elizabeth Atherton, husband and wife**, Grantor, of Kaneohe, Honolulu County, State of HI, hereby CONVEY AND WARRANT to

**Franklin D. Hulme and Gloria Phelps Hulme, Trustees of The Hulme Trust dated August 9, 1996**, Grantee, of Sundance, Utah County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Utah County, State of Utah:

**UNIT 1, SUNDANCE COTTAGES, SECOND SUPPLEMENTAL CONDOMINIUM, 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. 32093, 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 MAY HERETOFORE BEEN AMENDED OR SUPPLEMENTED).**

**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°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°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°24'22" EAST 64.72 FEET; THENCE NORTH 92.23 FEET; THENCE NORTH 42°57'18" WEST 329.41 FEET TO THE SOUTHEAST CORNER OF THE KENNETH FRANCK PROPERTY DESCRIBED AS LOT "A", AND LOT "B" ON ADMINISTRATIX'S DEED 6437; THENCE ALONG THE SOUTH LINE OF SAID FRANCK PROPERTY SOUTH 89°52'10" WEST 293.71 FEET TO THE EAST LINE OF TIMPHAVEN HOMES PLAT "2"; THENCE SOUTH 0°07'50" EAST ALONG SAID PLAT LINE 820.35 FEET TO THE POINT OF BEGINNING, BASIS OF BEARING; 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° 07' 50" WEST.**

**TOGETHER WITH (1) A PERPETUAL, NON-EXCLUSIVE 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 NON-EXCLUSIVE 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°41'31" EAST 12.42 FEET; THENCE NORTH 27°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°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°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° 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 SET FORTH AS FOLLOWS:**

**AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43593, IN BOOK 2367, AT PAGE 207, OF OFFICIAL RECORDS. ALSO, AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43595, IN BOOK 2367, AT PAGE 215 OF OFFICIAL RECORDS. ALSO, AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43599, IN BOOK 2367, AT PAGE 230, OF OFFICIAL RECORDS.**

A.P.N.: 52-284-0001

Warranty Deed - continued

File No.: 320-6001375 (KP)

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this 10/17 2019

William Atherton  
William Atherton

Elizabeth Atherton  
Elizabeth Atherton

STATE OF Hawaii )  
County of Honolulu )ss.

On October 17, 2019, before me, the undersigned Notary Public, personally appeared **William Atherton and Elizabeth Atherton**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9-07-2023

Barbara Nall  
Notary Public Barbara Nall

Doc. Date: 10-17-19 # Pages: 3  
Notary Name: Barbara Nall First Circuit  
Doc. Description: Warranty Deed  
Barbara Nall 10-17-2019  
Notary Signature Date

