

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

AFTER RECORDING RETURN TO:
William Atherton and Elizabeth Atherton
2635 East 2940 South
Salt Lake City, UT 84109

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

SPECIAL WARRANTY DEED

Escrow No: **320-5832675 (tm)**
A.P.N.: **52-281-0013**

Sundance Village Holdings LLC, a Utah limited liability company, Grantor, of Lehi, Utah, Utah County, State of Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

William Atherton and Elizabeth Atherton as joint tenants with right of survivorship, Grantee, of Salt Lake City, County of Salt Lake, 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 13, FIRST SUPPLEMENTAL RECORD OF SURVEY MAP OF SUNDANCE COTTAGES, AN EXPANDABLE UTAH CONDOMINIUM PROJECT CONTAINING CONVERTIBLE LAND, PART OF SUNDANCE RECREATIONAL RESORT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED MAY 20, 1987, AS ENTRY NO. 19867, AND MAP FILING NO.3452, THE FIRST SUPPLEMENTAL RECORD OF SURVEY MAP RECORDED AUGUST 7, 1987, IN SAID OFFICE IN UTAH COUNTY, UTAH, AS ENTRY NO.30293, MAP FILING NO. 3490, ARM 39, THE SECOND SUPPLEMENTAL RECORD OF SURVEY MAP RECORDED OCTOBER 21, 1987, IN SAID OFFICE IN UTAH COUNTY, UTAH, AS ENTRY NO. 39178, MAP FILING NO. 3524, ARM 39, AND THE AMENDMENT TO RECORD OF SURVEY MAP, FIRST SUPPLEMENTAL RECORD OF SURVEY MAP, AND SECOND SUPPLEMENTAL RECORD OF SURVEY MAP RECORDED NOVEMBER 23, 1987, IN SAID OFFICE IN UTAH COUNTY, UTAH, AS ENTRY NO. 42825, MAP FILING NO. 3534, ARM 39, (AS SAID RECORD OF SURVEY MAP, FIRST SUPPLEMENTAL RECORD OF SURVEY MAP, SECOND SUPPLEMENTAL RECORD OF SURVEY MAP, AND AMENDMENT TO RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE CONDOMINIUM DECLARATION THEREFORE RECORDED MAY 20, 1987, IN SAID OFFICE OF IN UTAH COUNTY, UTAH, AS ENTRY NO. 19868, IN BOOK 2417, AT PAGE 379, IN THE FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED JUNE 2, 1987, IN SAID OFFICE IN UTAH COUNTY, UTAH, AS ENTRY NO. 21563, IN BOOK 2421, AT PAGE 254, THE SECOND AMENDMENT TO CONDOMINIUM DECLARATION RECORDED AUGUST 7, 1987, IN SAID OFFICE IN UTAH COUNTY, UTAH, AS ENTRY NO. 30294, IN BOOK 2440, AT PAGE

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488, IN THE THIRD AMENDMENT TO CONDOMINIUM DECLARATION RECORDED OCTOBER 31, 1987, IN SAID OFFICE IN UTAH COUNTY, UTAH, AS ENTRY NO. 39179, IN BOOK 2461, AT PAGE 685, AND IN THE FOURTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED NOVEMBER 23, 1987, IN SAID OFFICE IN UTAH COUNTY, UTAH, AS ENTRY NO. 42826, IN BOOK 2470, AT PAGE 563 (AS SAID DECLARATION, FIRST AMENDMENT, SECOND AMENDMENT, THIRD AMENDMENT, AND FOURTH AMENDMENT MAY HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE RESPECTIVE UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AND FACILITIES WHICH ARE APPURTENANT TO SAID UNITS AS ESTABLISHED BY SAID RECORD OF SURVEY MAP, SUPPLEMENTAL RECORD OF SURVEY MAP, SECOND SUPPLEMENTAL RECORD OF SURVEY MAP, AMENDMENT TO RECORD OF SURVEY MAP, CONDOMINIUM DECLARATION, FIRST AMENDMENT, SECOND AMENDMENT, THIRD AMENDMENT, AND FOURTH AMENDMENT AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH 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 BEARINGS; THE SECTION LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 11 AND THE WEST QUARTER 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"

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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 THE 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.

TOGETHER WITH ALL BUILDINGS, IMPROVEMENTS, FIXTURES AND OTHER APPURTENANCES THERETO.

Subject to:

- 1. Non-delinquent general and special taxes and assessments; and**
- 2. Covenants, conditions, restrictions, easements, rights, right-of-way, encumbrances, and exceptions of record.**

Subject to:

County and/or city taxes not delinquent; bonds and/or special assessments not delinquent and all covenants, conditions, restrictions, right-of-way, easements, leases, reservations, and all other matters now of record or visible upon the ground or that would be revealed by an accurate survey or physical inspection of the property.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

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Witness, the hand(s) of said Grantor(s), this 2/14/17

Sundance Village Holdings, LLC, a Utah limited liability company

By: [Signature]

Name: Leilani Marshall
Title: Manager

By: [Signature]

Name: Robert Gurney
Title: Manager

STATE OF UTAH)
County of UTAH)ss.

On February 14, 2017, before me, the undersigned Notary Public, personally appeared **Leilani Marshall and Robert Gurney, Managers of Sundance Village Holdings, LLC**, 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:
June 02, 2020

[Signature]
Notary Public John LACAZE

