

When Recorded, Mail to:
BRIAN K. BARBER
8901 NORTH 3251 EAST
SUNDANCE UT 84604

ENT 20261:2009 PG 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2009 Feb 26 1:23 pm FEE 20.00 BY CS
RECORDED FOR EQUITY TITLE - WEST JORDAN/
ELECTRONICALLY RECORDED

ETA # 2243960

WARRANTY DEED

NICHOLAS D. ABBOTT AND LISA R. ABBOTT, Grantor(s), hereby convey(s) and warrant(s) to

BRIAN K. BARBER, A SINGLE MAN,

Grantee(s)

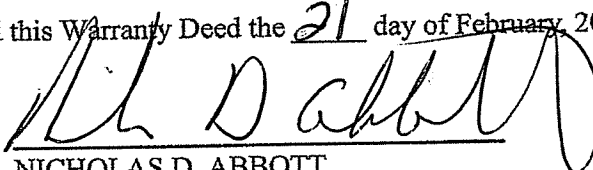
for the sum of ten dollars and other good and valuable consideration, the following described tract of land in UTAH County, State of Utah, to wit:

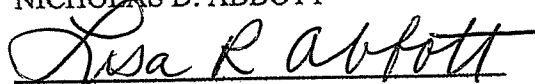
See Attached Exhibit "A"

52:284:0009

Subject to covenants, conditions and restrictions of record.

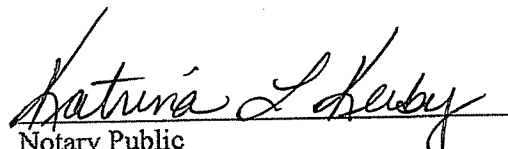
IN WITNESS WHEREOF, Grantors have executed this Warranty Deed the 21 day of February, 2009.


NICHOLAS D. ABBOTT


LISA R. ABBOTT

COUNTY OF ALAMEDA)
 :SS
STATE OF CALIFORNIA)

The foregoing instrument was acknowledged before me the 21 day of February, 2009, by NICHOLAS D. ABBOTT AND LISA R. ABBOTT.


Notary Public
My Commission Expires: 1-11-2011

SEE ATTACHED ACKNOWLEDGEMENT

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Alameda

On February 21, 2009 before me, Katrina L. Kerby, Notary Public
(Here insert name and title of the officer)

personally appeared Nicholas D. Abbott AND Lisa R. Abbott

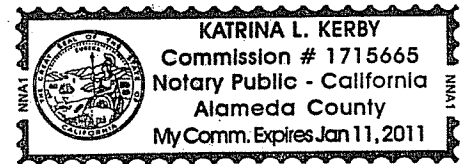
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Katrina L. Kerby
Katrina L. Kerby, Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF TBE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY TBE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/dwy-,- is /am) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - *.- Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - *.- indicate title or type of attached document, number of pages and date.
 - *.- Indicate the capacity claimed by the signer. if the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

Exhibit A

Order Number: 2243960

UNIT 9, SUNDANCE COTTAGES, SECOND SUPPLEMENTAL CONDOMINIUM PROJECT CONTAINING COVERTABLE 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 MAY 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 DEG 01'00" EAST 497.93 FEET; THENCE NORTH 0 DEG 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 92.23 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 ADMINISTRATIX'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 THE 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 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.