

WHEN RECORDED, RETURN TO:  
Storyteller Canyon Cottages, LP  
c/o Cedar Capital Partners  
110 East 25th Street  
New York, New York 10010  
Attn: Ben Leahy

SEND TAX NOTICES TO:  
Storyteller Canyon Cottages, LP  
c/o Cedar Capital Partners  
110 East 25th Street  
New York, New York 10010  
Attn: Ben Leahy

Tax Parcel Nos. 52-278-0028, 52-278-0034,  
52-284-0039, 52-400-0003, 52-400-0010

6047524

(Space above for Recorder's use only.)

### SPECIAL WARRANTY DEED

SUNDANCE VILLAGE HOLDINGS LLC, a Utah limited liability company of Orem, Utah County, Utah, as Grantor, hereby conveys and warrants against all who claim by, through or under the grantor to, Storyteller Canyon Cottages, LP, a Delaware limited partnership, Grantee, of New York, New York, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following tracts of land situated in Utah County, Utah (the "**Property**"):

See **Exhibit A**, attached hereto and incorporated herein by this reference.

SUBJECT TO those taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations, liabilities and other matters of record set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

[Signature appears on the next page.]

Witness, the hand of said grantor, this 21 day of December 2020.

SUNDANCE VILLAGE HOLDINGS LLC,  
a Utah limited liability company

By: [Signature]  
Name: Duaine Dorton  
Title: Manager

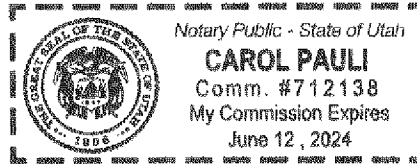
STATE OF Utah )  
                                  )ss.  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 21 day of December 2020 by Duaine Dorton as Manager of Sundance Village Holdings LLC, a Utah limited liability company.

[Signature]  
NOTARY SIGNATURE

My Commission Expires: 6/12/24  
Residing at: Salt Lake

(SEAL)



**EXHIBIT 'A'**

File No.: **023-6047524 (CP)**

Property: **8840 North The Knoll, 3201 East 8801 North, 8841 North Alpine Loop Road, Sundance, UT**

**PARCEL 1:**

**UNITS 28 AND 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.**

**TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS AS DESCRIBED IN SAID RECORD OF SURVEY MAP AND CONDOMINIUM DECLARATION FOR THE BENEFIT OF AND APPURTENANT TO SAID PROJECT FOR THE PURPOSES OF PEDESTRIAN AND VEHICULAR INGRESS TO AND EGRESS FROM SAID PROJECT AND TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE, AS REQUIRED, UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES.**

**TOGETHER WITH RIGHTS OF INGRESS AND EGRESS AND FOR UTILITIES AS SET FORTH IN THE FOLLOWING:**

**(1) AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43593, IN BOOK 2367, AT PAGE 207, UTAH COUNTY RECORDER'S OFFICE; AND**

**(2) AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43595, IN BOOK 2367, AT PAGE 215, UTAH COUNTY RECORDER'S OFFICE.**

**PARCEL 2:**

**UNIT 39, 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, THE FIRST SUPPLEMENTAL RECORD OF SURVEY MAP RECORDED AUGUST 7, 1987, AS ENTRY NO. 30293, MAP FILING NO. 3490, ARM 39, THE SECOND SUPPLEMENTAL RECORD OF SURVEY MAP RECORDED OCTOBER 21, 1987, AS ENTRY NO. 39178, MAP FILING NO. 3524, ARM 39, AND THE 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 THEREFOR RECORDED CONCURRENTLY THEREWITH IN SAID OFFICE IN UTAH COUNTY, UTAH, AS ENTRY NO. 19868, IN BOOK 2417, AT PAGE 379 (AS SAID DECLARATION MAY HERETOFORE BEEN**

AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE ENTIRE UNDIVIDED 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 INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH INTEREST RELATES.

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS AS DESCRIBED IN SAID RECORD OF SURVEY MAP AND CONDOMINIUM DECLARATION FOR THE BENEFIT OF AND APPURTENANT TO SAID PROJECT FOR THE PURPOSES OF PEDESTRIAN AND VEHICULAR INGRESS TO AND EGRESS FROM SAID PROJECT AND TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE, AS REQUIRED, UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES.

TOGETHER WITH RIGHTS OF INGRESS AND EGRESS AND FOR UTILITIES AS SET FORTH IN THE FOLLOWING:

(1) AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43593, IN BOOK 2367, AT PAGE 207, UTAH COUNTY RECORDER'S OFFICE; AND

(2) AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43599, IN BOOK 2367, AT PAGE 230, UTAH COUNTY RECORDER'S OFFICE.

PARCEL 3:

UNITS 3 AND 10, CONTAINED WITHIN THE SUNDANCE VILLAGE COTTAGES, AMENDED AND RESTATED, AN EXPANDABLE UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED AUGUST 25, 1992 IN UTAH COUNTY AS ENTRY NO. 43708 AND MAP FILING NO. 4665 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON NOVEMBER 20, 1991 IN UTAH COUNTY, AS ENTRY NO. 46044, IN BOOK 2857, AT PAGE 462 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION 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 SAID INTEREST RELATES.

TOGETHER WITH FLOATING ACCESS AS DESCRIBED IN FLOATING ACCESS, EMERGENCY ACCESS, LOADING AND UNLOADING EASEMENT DEED, AS RECORDED DECEMBER 31, 1997, AS ENTRY NO. 104536:1997, AS RESERVED TO THE COTTAGES OWNERS ASSOCIATION INC., A UTAH NON PROFIT.

A.P.N. 52:278:0028 and 52:278:0034 and 52:284:0039 and 52:400:0003 and 52:400:0010

**Exhibit B**  
Permitted Encumbrances

1. Water rights, claims or title to water.
2. Taxes for the year 2021 now a lien, not yet due.
3. Any charge upon the Land by reason of its inclusion in Utah Valley Road Special Service District, Utah Valley Dispatch Special Service District and Utah County.
4. Any easement or right of way as may have been established or acquired according to law, over the same or any part thereof, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that may have been constructed by authority of the United States, as evidenced by that certain Patent recorded January 28, 1920, as Entry No. 849, in Book 191, at page 431.
5. An easement over, across or through the Land for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded August 09, 1947 as Entry No. 9311 in Book 470 at Page 471 of Official Records.
6. An easement over, across or through the Land for communications and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded October 14, 1976 as Entry No. 26604 in Book 1505 at Page 137 of Official Records.
7. An easement over, across or through the Land for communications and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded January 20, 1977 as Entry No. 2201 in Book 1527 at Page 108 of Official Records.
8. An easement over, across or through the Land for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded October 28, 1977 as Entry No. 36042 in Book 1594 at Page 65 of Official Records.
9. Resolution to establish the North Fork Special Service District as amended and to authorize construction of improvements as set forth in the Notice of Intention to create the District, as amended. Said Resolution recorded December 16, 1977, as Entry No. 42813, in Book 1606, at Page 776,  
  
Resolution to expand the Services and to annex additional area to the North Fork Special Service District. Said Resolution recorded November 5, 1986, as Entry No. 38006, in Book 2355, at Page 2.
10. Easement Deed wherein CGMI UTAH, INC., a Texas corporation, recorded December 18, 1986, as Entry No. 43598, in Book 2367, at Page 225.
11. Easements, notes and restrictions as shown on subdivision plat recorded May 20, 1987 as Entry No. 19867.

12. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded May 20, 1987 as Entry No. 19868 in Book 2417 at Page 379 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Amendment to declarations recorded June 2, 1987 as Entry No. 21563 in Book 2421 at Page 254 of Official Records.

Amendment to declarations recorded August 7, 1987 as Entry No. 30294 in Book 2440 at Page 488 of Official Records.

Amendment to declarations recorded October 21, 1987 as Entry No. 39179 in Book 2461 at Page 685 of Official Records.

Amendment to declarations recorded November 23, 1987 as Entry No. 42826 in Book 2470 at Page 563 of Official Records.

13. Maintenance and Open Space Preservation Agreement between Sundance Cottages, a Utah joint venture and Sundance Cottages Owners Association, a Utah Nonprofit Corporation, and Utah County. Said Agreement recorded May 20, 1987 as Entry No. 19869 in Book 2417 at Page 450 of Official Records.
14. An easement over, across or through the Land for ingress and egress and incidental purposes, as granted to respective owners of the property constituting the Dominant Tenement including C. ROBERT REDFORD, SUNDANCE DEVELOPMENT CORPORATION, and the other respective owners of lots and/or parcels within said Dominant Tenement by Instrument recorded November 24, 1987 as Entry No. 42935 in Book 2470 at Page 872 of Official Records.
15. Easements, notes and restrictions as shown on subdivision plat recorded October 21, 1987 as Entry No. 39178.
16. Water Improvements Deed and Easement Deed, dated November 25, 1987, between Sundance Cottages and Sundance Development Corporation, recorded November 15, 1987, as Entry No. 43178, in Book 2471, at Page 463 of official records.
17. Sewer Improvements Deed and Easement Deed, dated November 25, 1987, between Sundance Cottages and Sundance Development Corporation, recorded November 25, 1987, as Entry No. 43179, in Book 2471, at Page 469 of official records.
18. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded November 20, 1991 as Entry No. 46044 in Book 2857 at Page 462 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Amendment to declarations recorded August 25, 1992 as Entry No. 43709 in Book 2988 at Page 826 of Official Records.

Amendment to declarations recorded December 31, 1997 as Entry No. 104539 in Book 4480 at Page 763 of Official Records.

Amendment to declarations recorded November 30, 2010 as Entry No. 103685:2010 of Official Records.

Amendment to declarations recorded December 11, 2017 as Entry No. 122862:2017 of Official Records.

Amendment to declarations recorded May 03, 2018 as Entry No. 41606:2018 of Official Records.

19. Easements, notes and restrictions as shown on subdivision plat recorded August 25, 1992 as Entry No. 43708.
20. A Memorandum of Television Service Agreement, dated December 23, 1992, executed by and between Mandan Cottage Homeowners Association and Sundance Enterprises, Inc. a Utah joint venture and Sundance Cable Venture, an Arizona joint venture recorded April 28, 1993 as Entry No. 25333 in Book 3132 at Page 801 of Official Records.
21. Memorandum of Television Service Agreement, dated December 23, 1992 by and between Village Cottage Homeowners Association and Sundance Enterprises, Inc., a Utah Joint Venture, as Grantor, and Sundance Cable Venture, an Arizona Joint Venture, as Grantee recorded April 28, 1993 as Entry No. 25334 in Book 3132 at Page 807 of Official Records.
22. Easement Deed in favor of C.Robert Redford an individual, Sundance Development Corporation, a Utah corporation, CGMI Utah, Inc., a Texas corporation, Lower elk Meadows Property Owners Association, a Utah nonprofit corporation. and the respective owners of lots and/or parcels within Sundance Recreational Resort Plats "C" and "E" and Timphaven Homes Plats "1-A," "2" and "3," according to the respective official plats thereof. recorded December 18, 1986 as Entry No. 43593:1986 of Official Records.
23. Easement Deed in favor of C. Robert Redford, an individual, CGMI Utah, Inc., a Texas corporation, Lower Elk Meadows Property Owners Association, a Utah nonprofit corporation and respective owners of lots within Sundance Recreational Resorts Plats "C" "D" and "E" and Timphaven Homes Plats "1-A," "2" and "3." according to the respective official plats thereof. recorded December 18, 1986 as Entry No. 43599:1986 of Official Records.
24. Easement Deed in favor of Sundance Development Corporation, a Utah corporation, and Charles Robert Redford, Jr. and Lola Jean Van Wagenen Redford, as Trustees of The Redford Revocable Trust of 1986, as grantees. their successors and assigns recorded April 5, 1991 as Entry No. 12045:1991 of Official Records.
25. Maintenance and Open Space Preservation Agreement recorded November 20, 1991 as Entry No. 46043:1991 of Official Records.
26. Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado corporation recorded September 16, 1970 as Entry No. 9678 in Book 1193 at Page 194 of Official Records

27. Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado corporation recorded January 20, 1977 as Entry No. 2201 in Book 1527 at Page 108 of Official Records.
28. Modification of Parking Easement Deed. Sundance Village Cottages Owners Association, Inc., a Utah non profit as Easement Owner, recorded April 23, 2013 as Entry No.39105:2013 of Official Records.