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Recording Requested by:  
McCraw Gantt, PLLC  
7850 Collin McKinney Parkway, Suite 202  
McKinney, Texas 75070



ENT 210792:2021 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Dec 21 3:08 pm FEE 40.00 BY SA  
RECORDED FOR GNATT, KAREN

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Scott D. Roller and Amy J. Roller  
521 Whitley Place Drive  
Prosper, Texas 75078

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

### **WARRANTY DEED**

Escrow No. **320-6140175 (RD)**  
A.P.N.: **52-284-0008**

**Scott Douglas Roller and Amy June Roller**, Grantor, of Prosper, Collin County, State of Texas,  
hereby CONVEY AND WARRANT to

**Ginger Cottages, LLC**, a Texas limited liability company, Grantee, of Prosper, Collin County, State  
of Texas, 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:

**See Attached Exhibit "A"**

Subject to easements, restrictions and rights of way appearing of record and general property taxes  
for the year 2021 and thereafter.

A.P.N.: 52-284-0008

Warranty Deed – continued

File No.: 320-6140175 (RD)

Witness, the hand(s) of said Grantor(s), this DECEMBER 14<sup>TH</sup>, 2021.

*Scott Douglas Roller*

SCOTT DOUGLAS ROLLER, Grantor

*Amy June Roller*

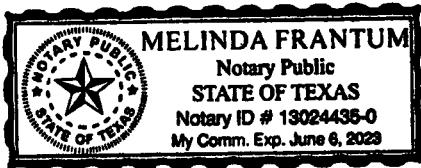
AMY JUNE ROLLER, Grantor

STATE OF TEXAS §

§

COUNTY OF COLLIN §

This instrument was acknowledged before me on December 14, 2021, by SCOTT DOUGLAS ROLLER.



*Melinda Frantum*

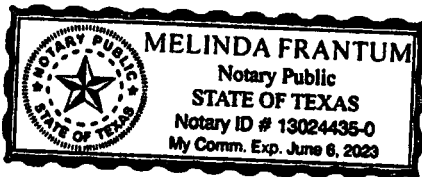
Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF COLLIN §

This instrument was acknowledged before me on December 14, 2021, by AMY JUNE ROLLER.



*Melinda Frantum*

Notary Public, State of Texas

A.P.N.: 52-284-0008

Warranty Deed – continued

File No.: 320-6140175 (RD)

**EXHIBIT “A”**

File No.: 320-6140175 (RD)

Property: 8997 North 3292 East, Sundance, UT 84604

**UNIT #8, 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. 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 HAVE 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° 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,**

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Warranty Deed – continued

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**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 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 PROCEEDING 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**

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**Warranty Deed – continued**

**File No.: 320-6140175 (RD)**

**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.**

**A.P.N. 52-284-0008**