

**WHEN RECORDED RETURN TO:**

**Name:** GRANTEE  
**Address:** 35 PAPERMILL WHARF  
50 NARROW STREET  
LONDON, ENGLAND E148BZ

File #30889

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## WARRANTY DEED

LAWRENCE W. ROTH, TRUSTEE OF THE LAWRENCE W. ROTH REVOCABLE TRUST  
DATED JUNE 24, 2011 AND LAURA LEROY, TRUSTEE OF THE LAURA LEROY  
REVOCABLE TRUST DATED JUNE 24, 2011

**GRANTOR**

of UTAH County and State of UTAH, hereby CONVEY(S) AND WARRANTS to:

BLUBRIX LIMITED

**GRANTEE**

of UTAH, County and State of Utah, for the sum of TEN DOLLARS (\$10.00), the following  
tract(s) of land in UTAH County and State of UTAH described as follows:

**PARCEL 1:**

**UNIT 30, 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).**

**PARCEL 2:**

**THE 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.**

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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 ADMINISTRATRIX'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, NONEXCLUSIVE 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, 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°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 2°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 7°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 AND FOR UTILITIES 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.**

**Tax Serial No. 52-278-0030**

also known by street and number of: 8840 NORTH THE KNOLL, SUNDANCE, UTAH 84604.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2013 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this March 8th, 2013

THE LAWRENCE W. ROTH  
REVOCABLE  
TRUST, DATED JUNE 24, 2011

THE LAURA LEROY REVOCABLE  
TRUST DATED JUNE 24, 2011

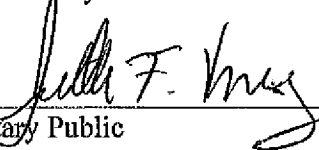
  
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LAWRENCE W. ROTH, TRUSTEE

  
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LAURA LEROY, TRUSTEE

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF Monterey            )

On the **8th day of March, 2013**, personally appeared before me LAWRENCE W. ROTH AS TRUSTEE OF THE LAWRENCE W. ROTH REVOCABLE TRUST, DATED JUNE 24, 2011 AND LAURA LEROY AS TRUSTEE OF THE LAURA LEROY REVOCABLE TRUST DATED JUNE 24, 2011, the signers of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Witness my hand and official seal.

  
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Notary Public  
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