

WHEN RECORDED MAIL TO:
C. Craig Liljenquist, Esq.
Prince, Yeates & Geldzahler
175 East 400 South, Suite 900
Salt Lake City, Utah 84111

MAIL TAX STATEMENTS TO:
Sundance Partners, Ltd.
c/o The Sundance Group, Inc.
R.R. 3, Box 624A
Sundance, Utah 84604

Space Above For Recorder's Use Only

SPECIAL WARRANTY DEED

CHARLES ROBERT REDFORD, JR., AS TRUSTEE OF THE ROBERT REDFORD 1970 TRUST (herein called "Grantor"), of Utah County, State of Utah, hereby CONVEYS and WARRANTS, against all claiming by, through or under Grantor, but not otherwise, to **SUNDANCE PARTNERS, LTD.**, a Utah limited partnership ("Grantee"), whose mailing address is set forth above, for the sum of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real property situated in the County of Utah, State of Utah:

That certain real property more particularly described on Exhibit A attached hereto and by this reference made a part hereof, together with all buildings, improvements, fixtures and other appurtenances thereto;

SUBJECT TO:

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

EXHIBIT A

ENT 24098 BK 3660 PG 368

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

The Fire House Property

Lot 2, Plat "A" Amended (8), SUNDANCE RECREATIONAL RESORT, according to the Official Plat thereof on file and of record in the office of the Utah County Recorder, which Lot is also described as follows: Beginning at a Point which is North 458.69 feet and East 1246.72 feet from the Southwest Corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence N15°52'00"W 50.00 feet; thence N74°08'00"E 40.00 feet; thence S15°52'00"E 50.00 feet; thence S74°08'00"W 40.00 feet to the Point of Beginning.

Containing 0.046 Acres.

The Stewart Property

Lot 3, Plat "A" Amended (8), SUNDANCE RECREATIONAL RESORT, according to the Official Plat thereof on file and of record in the office of the Utah County Recorder, which Lot is also described as follows: Beginning at a Point which is North 271.48 feet and East 969.97 feet from the Southwest Corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence N40°47'12"W 90.87 feet; thence N77°59'16"E 78.38 feet; thence along an Arc to the Left 28.49 feet with a Radius of 50.00 feet, through an Angle of 32°39'06", containing a Chord of N61°39'50"E 28.11 feet; thence S02°00'00"W 98.52 feet; thence N 89°59'18"W 38.60 feet to the Point of Beginning.

Containing 0.136 Acres.

The Conference Center Property

Beginning at a Point which is North 263.00 feet and East 812.24 feet from the Southwest Corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence S41°24'10"W 31.51 feet; thence N89°37'57"W 143.10 feet; thence North 89.98 feet; thence N70°49'24"E 51.09 feet; thence North 19.86 feet; thence S89°59'39"E 70.52 feet; thence S54°06'44"E 55.74 feet; thence South 71.24 feet to the Point of Beginning.

Containing 0.425 Acres.

Unit 38 of Sundance Cottages

Unit 38 of SUNDANCE COTTAGES, a Utah condominium project, according to the Record of Survey Map thereof recorded May 20, 1987, as Entry No. 19867, and Map Filing No. 3452, as supplemented by the First Supplemental Record of Survey Map recorded August 7, 1987, as Entry No. 30293, and Map Filing No. 3490, Arm 39, and by the Second Supplemental Record of Survey Map recorded October 21, 1987, as Entry No. 39178, and Map Filing No. 3524, Arm 39, and as amended by the Amendment thereto recorded November 23, 1987, as Entry No. 42825, and Map Filing No. 3534, Arm 39, in the office of the Utah County Recorder, and according to the Condominium Declaration therefor recorded May 20, 1987, as Entry No. 19868, in Book 2417, at Page 379, as amended by the First Amendment thereto recorded June 2, 1987, as Entry No. 21563, in Book 2421, at Page 254, by Second Amendment thereto recorded August 7, 1987, as Entry No. 30294, in Book 2440, at Page 488, by Third Amendment thereto recorded October 21, 1987, as Entry No. 39179, in Book 2461, at Page 685, and by Fourth Amendment thereto recorded November 23, 1987, as Entry No. 42826, in Book 2470, at Page 563 in said office;

TOGETHER WITH the undivided ownership interest in said project's Common Areas and Facilities which is appurtenant to said Unit, as established by said Record of Survey Map and Condominium Declaration, as so supplemented and amended.