

1988 SEP 12 2:58 PM FEE \$9.00
RECORDED FOR ASSOCIATED TITLE CO
ENT27082 BK 2541 PG 497
NINA B REID UTAH COUNTY RECORDER DEP #
SUNDANCE COFFAGE #10
SUNDANCE, UTAH 84604

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to CrossLand Mortgage Corp. Address 60 East South Temple
Salt Lake City, UT 84110

WARRANTY DEED

(CORPORATE FORM)

SUNDANCE COFFAGES, A UTAH JOINT VENTURE, a corporation
organized and existing under the laws of the State of Utah, with its principal office at
SUNDANCE, of County of UTAH, State of Utah,
grantor, hereby CONVEYS AND WARRANTS to FRANCIS O'BRIEN, AN UNMARRIED PERSON, AS
HIS SOLE AND SEPARATE PROPERTY

SUNDANCE, COUNTY OF UTAH, STATE OF UTAH
of _____ grantee
for the sum of
TEN AND NO /100 DOLLARS
UTAH County,
the following described tract of land in
State of Utah:
SEE ATTACHED

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY
APPEARING OF RECORD, OR ENFORCEABLE IN LAW AND EQUITY.

The officers who sign this deed hereby certify that this deed and the transfer represented therefor was
duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful
meeting duly held and attended by a quorum.

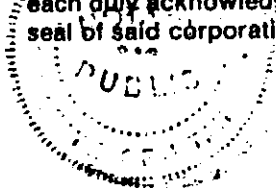
In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its
duly authorized officers this 24TH day of AUGUST, A.D. 19 88

Attest: SUNDANCE COFFAGES, A UTAH JOINT VENTURE Company
By Terrell Hinger
Secretary: _____ TERRELL HINGER President.

(CORPORATE SEAL)

STATE OF UTAH,
County of UTAH } SS.

On the 24TH day of AUGUST, A.D. 1988
personally appeared before me TERRELL HINGER a/k/a
who being by me duly sworn did say, each for himself, that he the said TERRELL HINGER
is the president, ~~is the secretary~~
of SUNDANCE COFFAGES, A UTAH JOINT VENTURE Company, and that the within and foregoing
instrument was signed in behalf of said corporation by authority of a resolution of its board
of directors and said TERRELL HINGER a/k/a
each duly acknowledged to me that said corporation executed the same and that the seal affixed is the
seal of said corporation.



Dana J. Payne
Notary Public.

My commission expires 10-6-91 My residence is Drum, Ut.

Unit 10, 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, as Entry No. 19867, and Map Filing No. 3452, First Supplemental recorded August 7, 1987, as Entry No. 30293, Map Filing No. 3490, Am 39, Second Supplemental recorded October 21, 1987, as Entry No. 39178, Map Filing No. 3524, Am 39, Revision of First and Second Supplemental recorded November 23, 1987, as Entry No. 42825, Map Filing No. 3534, Am 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 Administratrix'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 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 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.