

TW280133436

WHEN RECORDED RETURN TO:

Name:

Address:

WARRANTY DEED

Jill A. Culton, GRANTOR

hereby CONVEYS AND WARRANTS TO

Sandra M. Kim, GRANTEE


of: 298 Mulberry Street, APT 6P New York NY 10012

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

See attached Exhibit A for legal description.

Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

WITNESS the hand of said Grantor this 22nd day of March, 2008.




Jill A. Culton

COUNTY OF LOS ANGELES

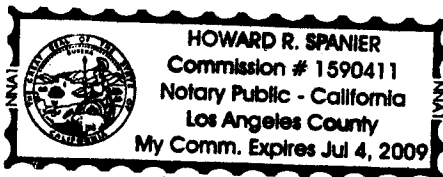
: ss.

STATE OF CALIFORNIA

On the 22nd day of March, 2008, personally appeared before me **Jill A. Culton**, the signor of the within instrument who duly acknowledged before me that she executed the same.



NOTARY PUBLIC



LEGAL DESCRIPTION
EXHIBIT A

Unit 23, 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 are appurtenant to said unit 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.

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 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 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.