

When recorded mail to: GALE T. LANDERS
SUNDANCE COTTAGE #32
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

LOAN # 0613497

ENT 46618 BK 2479 PG 717
NINA B. REID UTAH COUNTY RECORDER-DEP AT
1987 DEC 30 4:39 PM FEE 8.00
RECORDED FOR ASSOCIATED TITLE COMPANY

WARRANTY DEED

(CORPORATE FORM)

SUNDANCE COTTAGES, 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 GALE T. LANDERS, AN UNMARRIED PERSON

of SUNDANCE, COUNTY OF UTAH, STATE OF UTAH

the following described tract of land in
State of Utah:

UTAH

grantee
for the sum of
TEN AND NO /100 DOLLARS
County,

SEE ATTACHED EXHIBIT "A"

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 17TH day of DECEMBER, A.D. 1987

Attest: SUNDANCE COTTAGES, A UTAH JOINT VENTURE Company

By

~~XXXXXXXX~~

(CORPORATE SEAL)

ROBERT A. MAYNARD President.
PRESIDENT OF SUNDANCE DEVELOPMENT CORPORATION

STATE OF UTAH,

County of UTAH

} SS.

On the 17TH day of DECEMBER, A.D. 1987
personally appeared before me ROBERT A. MAYNARD ~~XXXX~~
who being by me duly sworn did say, ~~XXXXXXXXXXXX~~ that he the said ROBERT A. MAYNARD
is the president, ~~XXXXXXXXXXXX~~ is the secretary
of SUNDANCE COTTAGES, 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 ROBERT A. MAYNARD ~~XXXX~~
each duly acknowledged to me that said corporation executed the same and that the seal affixed is the
seal of said corporation.

Dana G. Payne
Notary Public.

My commission expires 10-6-91 My residence is Orem, Utah

ATC #19854

EXHIBIT "A"

Unit 32, 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 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 therefor recorded concurrently therewith in said office in Utah County, Utah, as Entry No. 19868, in Book 2417, at Page 379 (as said Declaration may heretofore been amended or supplemented).

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TOGETHER WITH the entire 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. 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 311.27 foot radius curve to the right 89.51 feet, the chord of which

bears North 66 deg 55'14" East 83.95 feet; thence along the arc of a 57.70 foot radius curve to the left 66.23 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 Frank property described as Lot "A" and Lot "B" on Administrative's Deed 6437; thence along the South line of said Frank property South 89 deg 52'10" West 293.71 feet to the East line of Timmaven Hanes Plat "2"; thence South 0 deg 07'50" East along said plat line 820.35 feet to the point of beginning. Basis of Bearing: 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 457.69 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 570.72 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 28.62 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.