

When recorded mail to:  
Brandon Dewitt  
8839 N The Knoll Unit #27  
Sundance, UT 84604  
WLT #218338

**WARRANTY DEED**

**Jordan Stone,**

Grantor(s), of Utah County, Utah, for the sum of \$10.00, and other valuable consideration, hereby  
CONVEY(S) AND WARRANT(S) to:

**Brandon Dewitt**

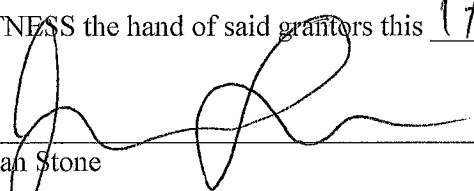
Grantee(s), whose address is 8839 N The Knoll, UT 84604, the following described tract of land situated  
in Utah County, State of Utah:

**See Attached Exhibit A**

**Tax Serial No. 52-278-0027**

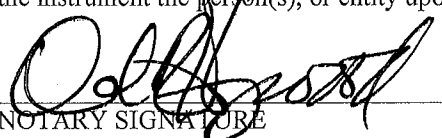
SUBJECT TO easements, rights of way, restrictions, and reservations of record whether they be  
enforceable at law or in equity and property taxes for the current year.

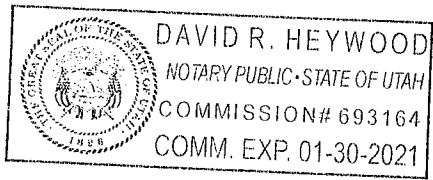
WITNESS the hand of said grantors this 17 day of January, 2019.

  
\_\_\_\_\_  
Jordan Stone

STATE OF UTAH                    )  
  :SS  
COUNTY OF UTAH                )

On the 17 day of January, 2019, personally appeared Jordan Stone, personally known to me (or proved to me on  
the basis of satisfactory evidence) to be the person(s) whose names is/are subscribed to within this instrument and  
acknowledged to me that he/she/they executed the same in their authorized capacities, and that by their signatures on  
the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
NOTARY SIGNATURE



## Exhibit A—Legal Description

Parcel 1:

Unit 27, Sundance Cottages, an Expandable Utah Condominium Project Containing Convertable 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 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 Projects 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.

Parcel 2:

Together with (1) a perpetual, nonexclusive easement over, along and across the property described above ("Servient Tenement") for pedestrian and vehicular ingress to and egress from the property described above ("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, described as follows:

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 & 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 feet 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 and for utilities set forth under the following:

Easement recorded December 18, 1986, as Entry No. 43593, in Book 2367, at Page 207, Utah County records; and

Easement recorded December 18, 1986, as Entry No. 43595, in Book 2367, at Page 215, Utah County records; and

Easement recorded December 1986, as Entry No. 43599, in Book 2367, at Page 230, Utah County records.

Parcel ID: 52-278-0027