

When Recorded mail to:  
Peter F. Wagner  
1207 Duval Street  
Key West, FL 33040  
AFT NO: 15870-11

ENT 54410: 2011 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2011 Aug 02 10:55 AM FEE 14.00 BY EO  
RECORDED FOR Affiliated First Title Compan  
ELECTRONICALLY RECORDED

Space above this line for recording data.

## WARRANTY DEED

Caterina Valente

GRANTOR(S)

of Sundance, County of Utah, State of UTAH

Hereby *Convey(s)* and *Warrant(s)* to

Peter F. Wagner, an unmarried man

GRANTEE(S)

of Key West, Florida for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
the following described tract(s) of land in *Utah* County, State of Utah:

Unit 22, 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, 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, (as said Declaration 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° 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 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° 07' 50" West.

TOGETHER WITH (1) a perpetual, non-exclusive 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 non-exclusive 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 set forth as follows:

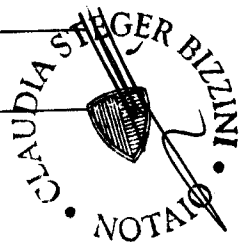
An Easement Deed recorded December 18, 1986, as Entry No. 43593, in Book 2367, at Page 207, of official records.  
ALSO, an Easement Deed recorded December 18, 1986, as Entry No. 43595, in Book 2367, at Page 215 of official records.  
ALSO, an Easement Deed recorded December 18, 1986, as Entry No. 43599, in Book 2367, at Page 230, of official records.

52-278-0022

SUBJECT TO Easements, Restrictions, and Rights of Way of record and to general property taxes for the year 2011 and each year thereafter.

WITNESS, the hand(s) of said Grantor(s), on July 25<sup>th</sup> 2011.

*Caterina Valente*  
\_\_\_\_\_  
Caterina Valente



STATE OF \_\_\_\_\_ )  
  ) :SS  
COUNTY OF \_\_\_\_\_ )

On July \_\_\_\_\_, 2011 personally appeared before me

Caterina Valente

the signer of the within instrument who acknowledged to me that she executed the same.

\_\_\_\_\_  
Notary Public

No. 4630 - Lugano, 25<sup>th</sup> (twenty-fifth) July 2011 (two thousand and eleven) -----

I certify as to be true and authentic the signature above of this page and the signature on the previous page of this document, affixed in my presence and in my sight by:-----

MRS CATHERINE VALENTE, born on 14.01.1931 in Paris, French citizen, resident in Lugano, who identified herself by producing her passport N. 05AE72468,-----  
are authentic. -----



*Claudia Steger Bizzini*  
Claudia Steger Bizzini, Notary public in Lugano  
*Valente in Lugano*