

When recorded mail to (Tax Mailing Address):
Grantee
5109 Cuesta Verde
Austin, TX 78746
MTC File No. 303737

WARRANTY DEED

Lynne Wiggins, GRANTOR(S), for good and valuable consideration, hereby
CONVEY(S) and WARRANT(S) to

Lynne Wiggins and Susan Binford, as joint tenants, ^{WR OS}
_w
as GRANTEE(S), the following real property located in Utah County, State of Utah, described
as:

UNIT 1, SUNDANCE COTTAGES, SECOND SUPPLEMENTAL CONDOMINIUM,
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. 32093, MAP FILING NO. 3490, ARM 39, SECOND SUPPLEMENTAL
RECORDED OCTOBER 21, 1987, AS ENTRY NO. 39178, MAP FILING NO. 3524,
ARM 39, REVISION OF FIRST AND SECOND SUPPLEMENTAL RECORDED
NOVEMBER 23, 1987, AS ENTRY NO. 42825, MAP FILING NO. 3534, ARM 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).

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 IS,
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 ADMINISTRATIX'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 PROCEEDING 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 21°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.

