

When recorded mail to:

Peter F. Wagner  
1207 Duval Street  
Key West, Florida 33040

ENT 78635 BK 4729 PG 330  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1998 Aug 06 12:11 pm FEE 16.00 BY RD  
RECORDED FOR FIRST AMERICAN TITLE CO



Mail Tax Notice to Grantee at Address Below  
3119-58066

### Warranty Deed

VALERIE P. TROTT, GRANTOR

of: 10664 WILKINS AVE #303 L.A. CA 90024

hereby CONVEYS and WARRANTS to

PETER F. WAGNER, A SINGLE PERSON, GRANTEE(S)

of: 1207 DUVAL STREET, KEY WEST, FL 33040

for the sum of Ten Dollars and Other Good and Valuable Consideration, the following described tract of land in Utah County, State of Utah:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 1998 AND THEREAFTER.

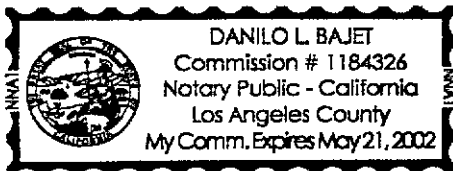
Tax ID No. 52 281 14

WITNESS the hand of said Grantor this July 30, 1998.

  
VALERIE P. TROTT

State of CALIFORNIA  
County of LOS ANGELES<sup>SS.</sup>

On July 30, 1998 personally appeared before me VALERIE P. TROTT, the signer of the foregoing instrument who duly acknowledged to me that She executed the same.



Notary Public



## DESCRIPTION

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Unit 14, 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, First Supplemental recorded August 7, 1987, as Entry No. 30293, Map Filing No. 3490, Arm 39, Second Supplemental recorded October 21, 1987, as Entry No. 39178, Map Filing No. 3542, Arm 39, Revisions 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).

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  $0^{\circ} 07' 50''$  East 168.25 feet; thence North  $49^{\circ} 01' 00''$  East 497.93 feet; thence North  $0^{\circ} 50' 00''$  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  $66^{\circ} 55' 14''$  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  $57^{\circ} 24' 22''$  East 64.72 feet; thence North 92.23 feet; thence North  $42^{\circ} 57' 18''$  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  $89^{\circ} 52' 10''$  West 293.71 feet to the East line of Timphaven Homes Plat "2"; thence South  $0^{\circ} 07' 50''$  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  $0^{\circ} 07' 50''$  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 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.

An Easement Deed recorded December 18, 1986 as Entry No. 43599 in Book 2367 at page 230, Utah County Recorder's Office.

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The above described property also known by the street address of:  
8899 North Timphaven Road, Sundance, Utah 84604

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