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ENT 89389:2012 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2012 Oct 16 8:40 am FEE 16.00 BY EO  
RECORDED FOR CALLISTER NEBEKER & MC CU

**WHEN RECORDED, MAIL TO:**  
DAVID R. YORK, ESQ., CPA  
CALLISTER NEBEKER & McCULLOUGH  
PARKVIEW PLAZA 1  
2180 SOUTH 1300 EAST, SUITE 600  
SALT LAKE CITY, UTAH 84106

**GRANTEE'S ADDRESS:**  
3000 NORTH UNIVERSITY AVE, STE 250  
PROVO, UTAH 84604

Space above for County Recorder's use

Parcel # 52:284:028

**SPECIAL WARRANTY DEED**

**MOSS FARMS, LLC**, grantor, of Utah County, State of Utah, hereby **CONVEYS** and **WARRANTS** against all claiming by, through or under it, to **SUNDANCE VILLAGE HOLDINGS LLC**, a Utah limited liability company, grantee, of Utah County, State of Utah, for the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah**:

**UNIT 28, 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 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 THEREFORE 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 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 PERIOD ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH 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 211.27 FOOT RADIUS CURVE TO THE RIGHT 89.51 FEET, THE CHORD OF WHICH BEARS NORTH 66 DEG. 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 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 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 DEG. 52'10" WEST 293.71 FEET TO THE EAST LINE OF TIMHAVEN HOMES PLAT "2"; THENCE SOUTH 0 DEG. 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 DEG. 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 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 FOOT 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 THE 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. 43593, IN BOOK 2367, AT PAGE 215, UTAH COUNTY RECORDER'S OFFICE.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND GENERAL PROPERTY TAXES FOR THE YEAR 2012 AND THEREAFTER.

WITNESS, the hand of said grantor this 13<sup>th</sup> day of September, 2012.

MOSS FARMS, LLC

[Signature]  
By: Tye Davis, President of Sundance Group, LLC, a Delaware limited liability company, its Manager

STATE OF UTAH )  
 ) : ss.  
COUNTY OF Utah )

On the 13<sup>th</sup> day of September, 2012, personally appeared before me, Tye Davis, the signer of the within instrument, who duly acknowledged to me that he executed the same.



[Signature]  
NOTARY PUBLIC  
Residing At: 3000 W. UNIVERSITY AVE. PROVO UT 84604