

WHEN RECORDED, MAIL TO:
C. Craig Liljenquist, Esq.
Prince, Yeates & Geldzahler
Centre I, Suite 900
175 East Fourth South
Salt Lake City, UT 84111

43595

UTAH COUNTY RECORDER
NINA B. REID
RECORDS SECTION
Nina B. Reid

1996 DEC 13 PM 12:00

RECORDED AT THE OFFICE OF THE RECORDER
Nina B. Reid

43595

Space Above for Recorder's Use Only

EASEMENT DEED

TIMPHAVEN HOMES PLATS 1-A AND 2, INC., a Utah nonprofit corporation, AS AGENT for all of the respective owners of lots within Timphaven Homes Plats "1-A" and "2," according to the respective official plats thereof on file in the office of the Utah County Recorder (hereinafter called "Grantor"), hereby conveys and warrants unto the respective owners of the property constituting the Dominant Tenement, as hereinafter defined, including, without limitation, C. ROBERT REDFORD, an individual, SUNDANCE DEVELOPMENT CORPORATION, a Utah corporation, NORTH PINE PROPERTY OWNERS ASSOCIATION, a Utah nonprofit corporation, LOWER ELK MEADOWS PROPERTY OWNERS ASSOCIATION, a Utah nonprofit corporation, CGMI UTAH, INC., a Texas corporation, and the respective owners of lots within Sundance Recreational Resort Plats "C," "D" and "E," according to the respective official plats thereof on file in the office of the Utah County Recorder (hereinafter collectively called "Grantees"), their successors and assigns in interest in said Dominant Tenement, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following perpetual nonexclusive easements in, under, over, along, upon, through and across:

That certain real property situated in the County of Utah, State of Utah, more particularly described as all private roads shown on Timphaven Homes Plats "1-A" and "2," according to the respective official plats thereof on file in the office of the Utah County Recorder (hereinafter called the "Servient Tenement");

for the benefit of and appurtenant to:

That certain real property situated in the County of Utah, State of Utah, more particularly described on Exhibit A attached hereto and by this reference made a part hereof (hereinafter called the "Dominant Tenement");

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A NONEXCLUSIVE EASEMENT over, along, across and upon the Servient Tenement for pedestrian and vehicular ingress to and egress from the Dominant Tenement and each and every part thereof, including, without limitation, any and all lots, parcels and/or condominiums which now exist or which may be developed within the Dominant Tenement in the future; and

A NONEXCLUSIVE EASEMENT in, under, through, along and across the Servient Tenement to install, use, keep, maintain, repair and replace, as required, utility lines, poles, pipes, conduits and appurtenances thereto serving the Dominant Tenement and each and every part thereof, including, without limitation, any and all lots, parcels and/or condominiums which now exist or which may be developed within the Dominant Tenement in the future;

RESERVING UNTO GRANTOR, its successors and assigns in interest in the Servient Tenement, the right to use the Servient Tenement for any and all purposes that do not unreasonably interfere with the use thereof by Grantees, their successors and assigns in interest in the Dominant Tenement, for the purposes herein specified.

IN WITNESS WHEREOF, Grantor has executed this Easement Deed this 12th day of Nov, 1986.

GRANTOR:

TIMPHAVEN HOMES PLATS 1-A AND 2, INC., a Utah nonprofit corporation, as agent for all the respective owners of lots within Timphaven Homes Plats 1-A and 2

By Willard C. Nelson
Willard C. Nelson, President

By Wilma G. Hicken
Wilma G. Hicken, Secretary

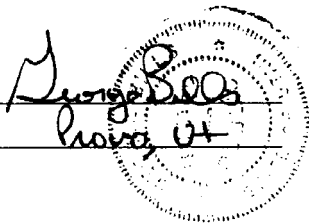
STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On the 12 day of Nov, 1986, personally appeared before me Willard C. Nelson and Wilma G. Hicken, who

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being by me duly sworn, did say that they are the President and Secretary of Timphaven Homes Plats 1-A and 2, Inc., a nonprofit corporation, that said corporation is the agent for all the respective owners of lots within Timphaven Homes Plats 1-A and 2, according to the respective official plats thereof on file in the office of the Utah County Recorder, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Trustees and was signed on behalf of said owners by authority, and said Willard C. Nelson and Wilma G. Hecken acknowledged to me that said corporation as such agent executed the same.

NOTARY PUBLIC
Residing at:



My Commission Expires:

8/29/89

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Legal Description of the Dominant Tenement

Sundance Recreational Resort Plats "C," "D" and "E," according to the respective official plats thereof on file in the office of the Utah County Recorder; and

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. Containing 7.738 Acres. Basis of Bearings: The Section line between the Southeast corner of Section 10 and the East Quarter Corner of Section 10, Township 5 South, Range 3 East, Salt Lake Base and Meridian being North 0°07'50" West.

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Exhibit A

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