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Recording Requested by:
McCraw Gantt, PLLC
7850 Collin McKinney Parkway, Suite 202
McKinney, Texas 75070



ENT 20753:2022 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Feb 16 12:28 pm FEE 40.00 BY LT
RECORDED FOR KAREN G GANTT PC

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Scott D. Roller and Amy J. Roller
521 Whitley Place Drive
Prosper, Texas 75078

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **320-6114955 (KP)**
A.P.N.: **52-281-0005**

Scott D. Roller and Amy J. Roller, Grantor, of Prosper, Collin County, State of Texas, hereby
CONVEY AND WARRANT to

Ginger Cottages, LLC, Grantee, of Prosper, Collin County, State of Texas, for the sum of Ten
Dollars and other good and valuable considerations the following described tract(s) of land in Utah
County, State of Utah:

**UNIT 5, SUNDANCE COTTAGES, 1ST 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. 30293, MAP FILING
NO. 3490, ARM 39, SECOND SUPPLEMENTAL RECORDED OCTOBER 21, 1987, AS
ENTRY NO. 39178, MAP FILING NO. 3542, ARM 39, REVISIONS 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 AUGUST 7, 1987 AS
ENTRY NO. 30294, IN BOOK 2440, AT PAGE 488, THIRD AMENDMENT RECORDED**

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OCTOBER 21, 1987 AS ENTRY NO. 39179, IN BOOK 2461, AT PAGE 685, AND FOURTH AMENDMENT TO 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 APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED 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 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 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° 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:

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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; THEN 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; 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.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

A.P.N.: 52-281-0005

Warranty Deed

File No.: 320-6114955 (KP)

EXECUTED on February 9, 2022

SCOTT D. ROLLER, Grantor

AMY J. ROLLER, Grantor

STATE OF TEXAS

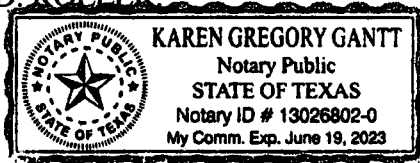
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COUNTY OF COLLIN

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This instrument was acknowledged before me on February 9, 2022, by SCOTT D. ROLLER



Notary Public, State of Texas

STATE OF TEXAS

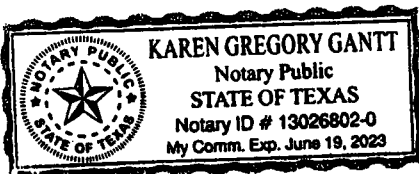
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COUNTY OF COLLIN

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This instrument was acknowledged before me on February 9, 2022, by AMY J. ROLLER.



Notary Public, State of Texas