

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Millennium Real Estate Holdings, LLC
64 South 750 East
Bountiful, UT 84010-3726

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

SPECIAL WARRANTY DEED

Escrow No: **NCS-1178430-SLC1 (AW)**
A.P.N.: **52:278:0025**

Victor A. Taylor, as Trustee of "The Victor A. Taylor Revocable Trust," under a Declaration of Trust dated June 21, 2022, Grantor, of Davis County, State of Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under him to

Millennium Real Estate Holdings, LLC, a Utah limited liability company, Grantee, with an address of 64 South 750 East, Bountiful, Utah 84010-3726, 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**:

PARCEL 1:

UNIT 25, 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 UTAH COUNTY, AS ENTRY NO. 19867, MAP FILING NO. 3452, FIRST SUPPLEMENTAL RECORDED AUGUST 07, 1987 AS ENTRY NO. 30293, 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 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE CONDOMINIUM DECLARATION RECORDED MAY 20, 1987 IN UTAH COUNTY AS ENTRY NO. 19868 IN BOOK 2417 AT PAGE 379, FIRST AMENDMENT RECORDED JUNE 02, 1987 AS ENTRY NO. 21563 IN BOOK 2421 AT PAGE 254, SECOND AMENDMENT RECORDED AUGUST 07, 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, FOURTH AMENDMENT RECORDED NOVEMBER 23, 1987 AS ENTRY NO. 42826 IN BOOK 2470 AT PAGE 563 AND FIFTH AMENDMENT RECORDED AUGUST 16, 2021 AS ENTRY NO. 142690:2021 ALL OF OFFICIAL RECORDS (AS SAID DECLARATIONS MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

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TOGETHER WITH THE APPURTENANT UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID CONDOMINIUM DECLARATIONS 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 FOR LOT "A" AND FOR 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; THENCE 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, 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.

ALSO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS SET FORTH AS FOLLOWS:

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**AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43593 IN BOOK 2367
AT PAGE 207 OF OFFICIAL RECORDS.**

SUBJECT TO (i) current taxes and assessments, (ii) rights-of-way, easements, covenants, restrictions, reservations and other matters of record, (iii) facts, rights, interests or claims that could be ascertained by an inspection of the Property or by making inquiry of persons in possession of the Property, and (iv) discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

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Witness, the hand(s) of said Grantor(s), to be effective as of this 3rd day August, 2023.



Victor A. Taylor, as Trustee of "The Victor A. Taylor Revocable Trust," under a Declaration of Trust dated June 21, 2022

STATE OF Utah)
County of Salt Lake)ss.

On July 27, 2023, before me, the undersigned Notary Public, personally appeared **Victor A. Taylor**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public

My Commission Expires:
June 23, 2026

