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**RECORDED AT THE REQUEST OF,
AND WHEN RECORDED RETURN TO:**
BOWMAN-CARTER LAW, PC
4580 N. Silver Springs Drive, Suite 100
Park City, UT 84098



ENT 58179:2022 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 May 11 1:12 pm FEE 40.00 BY JG
RECORDED FOR BOWMAN-CARTER LAW

SEND TAX NOTICES TO GRANTEE

**DEED OF DISTRIBUTION
BY PERSONAL REPRESENTATIVE**

THIS DEED OF DISTRIBUTION is made by **Rodger Seth Grossman**, as Personal Representative of the **Estate of Shannon Leigh Grossman**, deceased, who took title as and is one in the same person as Shannon Gleason, (“Grantor”), to **Rodger Seth Grossman, Trustee of the Rodger and Shannon Grossman Trust dated November 24, 2020**, (“Grantee”), whose address is 939 Schumacher Drive, Los Angeles, CA 90048.

WHEREAS, Grantor is the qualified Personal Representative of said estate, filed as Probate Number 223400327 in the Fourth Judicial District Court of Utah County, Provo District Court, Utah; and

WHEREAS, Grantee is entitled to distribution of the hereinafter described real property.

THEREFORE, for valuable consideration received, Grantor hereby quitclaims, transfers, and conveys to Grantee the following described real property located in Utah County, Utah:

Unit No. 11, SUNDANCE COTTAGES 2nd Supplemental, as the same is identified in the Recorded Survey Map in Utah County, Utah, as Entry No. 39178, and Map Filing No. 39, (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Covenants recorded in Utah County, Utah, as Entry No. 39179, in Book 2461, at Page 685 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in said Project’s Common Areas as established in the Declaration of Covenants 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.

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 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 an East 516.31 feet from the Southwest former 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 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.

TOGETHER with all improvements and appurtenances thereunto belonging, but being **SUBJECT** to any and all easements, rights-of-way and restrictions of record and those enforceable in law and equity.

Permanent Parcel ID Number: 52-284-0011

EXECUTED this 5TH day of MAY 2022.



Rodger Seth Grossman
Personal Representative of the Estate of
Shannon Leigh Grossman, deceased.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

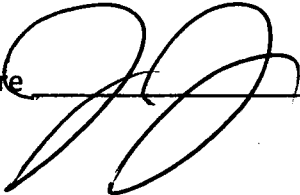
State of California)

County of Los Angeles)

On 5-5-22 (date) before me, Jasmind D. Jones Notary Public (here insert name and title of the officer), personally appeared Rodger S. Grossman, who 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 by 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.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

