



Prepared By Prospect Title Insurance  
Agency, LLC  
107089-24

After Recording Mail Tax Notice To:  
8840 North The Knoll  
#26  
Sundance, UT 84604

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Raydance, LLC, a Utah limited liability company**  
GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00),  
and other good and valuable consideration in hand paid by  
**Gloria Phelps Hulme and Franklin D. Hulme, Trustees of The Hulme Trust dated**  
**August 9, 1996**  
GRANTEE(S), of Provo, UT  
hereby CONVEY AND WARRANT unto said GRANTEE(S), the following lands lying in  
Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND  
MADE A PART HEREOF.

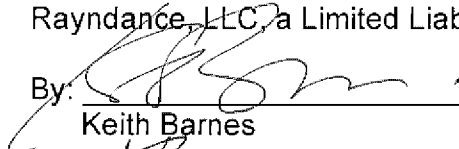
**TOGETHER WITH** all rights, privileges and appurtenances belonging or in anywise  
appertaining thereto, being subject, however, to easements, rights of way, restrictions,  
etc., of record or enforceable in law or equity.

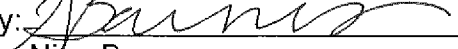
**Tax Serial No. 52-278-0026**

**Witness our hands on 30th day of August, 2024**

**Grantor:**

Raydance, LLC, a Limited Liability Company

By:   
Keith Barnes

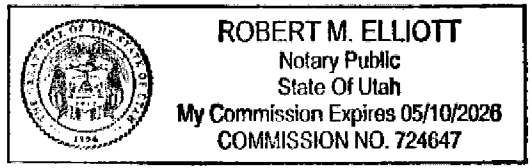
By:   
Nina Barnes

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 30th day of August, 2024, personally appeared Keith Barnes and Nina Barnes of Raydance, LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say they are the managers of Raydance, LLC and said document was signed by them on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A****Property 1:**

Unit 26, SUNDANCE COTTAGES, an Expandable condominium project containing convertible land, as the same is identified in record of Survey Map recorded May 20, 1987, 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 recorded May,20, 1987, as Entry No. 19869, in Book 2417, at Page 379, (as said Declaration may heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in said Project's Common Areas as established in the Condominium Declaration, 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.

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  $0^{\circ} 07' 50''$  East 168.25 feet; thence North  $49^{\circ} 01' 00''$  East 497.93 feet; thence North  $0^{\circ} 50' 00''$  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  $66^{\circ} 55' 14''$  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  $57^{\circ} 24' 22''$  East 64.72 feet; thence North 92.23 feet; thence North  $42^{\circ} 57' 18''$  West 329.41 feet to the Southeast corner of the Kenneth Franck property described as Lot "A" and Lot "B" on Administrator's Deed 6437; thence along the South line of said Franck property South  $89^{\circ} 52' 10''$  West 293.71 feet to the East line of Timphaven Homes Plat "2"; thence South  $0^{\circ} 07' 50''$  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  $0^{\circ} 07' 50''$  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  $31^{\circ} 41' 31''$  East 12.42 feet; thence North  $27^{\circ} 37' 50''$  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 128.61 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.

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, 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.