



Prepared By Prospect Title Insurance
Agency, LLC
107189-24

After Recording Mail Tax Notice To:
8840 North The Knoll
#29
Sundance, UT 84604

Space Above This Line for Recorder's Use

WARRANTY DEED

Timothy R. LaPine and Julia A. LaPine, Trustees of The LaPine Family Trust u/t/a dated May 24, 2017

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

Nina Barnes, and Keith Barnes

GRANTEE(S), of 8840 North The Knoll, #29, Sundance, UT 84604

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. 52-278-0029

Witness our hands on the 24 day of September, 2024

Grantor:

The LaPine Family Trust u/t/a dated May 24, 2017

By: *Timothy R. LaPine* 09/24/24
Timothy R. LaPine, Trustee

By: *Julia A. LaPine*
Julia A. LaPine, Trustee

STATE OF UTAH
COUNTY OF UTAH

On this 24 day of September, 2024, before me Kevin Pinder, a notary public, personally appeared Timothy R. LaPine and Julia A. LaPine, Trustees of The LaPine Family Trust u/t/a dated May 24, 2017, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal

Kevin Pinder
Notary Public



EXHIBIT A**Property 1:**

Unit 29, 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.

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 128.61 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.