

**Recording Requested By:**

Allan D. Mitchell  
31531 Bluff Drive  
Laguna Beach, CA 92651

**After Recording Mail To:**

uDeed, LLC - 98435  
1349 Galleria Drive, Suite 100  
Henderson, NV 89014-8624

**Mail Tax Statements To:**

A. D. Mitchell, Trustee, et al  
31531 Bluff Drive  
Laguna Beach, CA 92651

APN: 52:281:0021

**QUITCLAIM DEED**  
TITLE OF DOCUMENT

**Allan D. Mitchell who acquired title incorrectly as Allen D. Mitchell, as to all of his undivided 1/2 interest, GRANTOR,**

Whose current mailing address is 31531 Bluff Drive, Laguna Beach, California 92651

HEREBY quitclaim to

**A. D. Mitchell and Susan Lee Mitchell, Trustees of the Mitchell Living Trust dated November 10, 2009, GRANTEE,**

Whose current mailing address is 31531 Bluff Drive, Laguna Beach, California 92651

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the following described tract of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prior Recorded Doc. Ref.: Quit Claim Deed: Recorded: August 02, 2004; ENT No. 87793:2004

SUBJECT TO ANY Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

When the context requires, singular nouns and pronouns, include the plural.

WITNESS, the hand of said grantor, this 14<sup>th</sup> day of September, 2021

Allen D. Mitchell  
Allen D. Mitchell  
Allan  
STATE OF California  
COUNTY OF Orange ) ss

On this 14<sup>th</sup> day of September, in the year 2021, before me,  
Dani Hester (NOTARY PUBLIC), personally appeared Allen D. Mitchell,  
proved on the satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this  
instrument, and acknowledged he/she/they executed the same.

\* Allan

NOTARY STAMP/SEAL

Dani Hester  
NOTARY SIGNATURE



(seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UTAH:

UNIT 21, 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, AS ENTRY NO. 19867, AND MAP FILING NO. 3452, FIRST SUPPLEMENTAL RECORD 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. 3524, ARM 39, REVISION OF 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 BEEN 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 RECORDED AUGUST 7, 1987, AS ENTRY NO. 30294, IN BOOK 2440, AT PAGE 988, THIRD AMENDMENT RECORDED OCTOBER 21, 1987, AS ENTRY NO. 39179, IN BOOK 2461, AT PAGE 685, AND FOURTH AMENDMENT 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 UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN THE CONDOMINIUM DECLARATION, SECOND, THIRD AND FOURTH AMENDMENTS 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 & MERIDIAN; THENCE SOUTH 0 DEG 07'50" EAST 168.25 FEET; THENCE NORTH 49 DEG 01'00" EAST 497.93 FEET; THENCE NORTH 0 DEG 50'00" EAST 259.71 FEET; THENCE ALONG THE ARC OF A 211.27 FOOT RADIUS CURVE TO THE RIGHT 89.51 FEET, THE CORD OF WHICH BEARS NORTH 66 DEG 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 DEG 24'22" EAST 64.72 FEET; THENCE NORTH 92.23 FEET; THENCE NORTH 42 DEG 57'18" WEST 329.41 FEET TO THE SOUTHEAST CORNER OF THE KENNETH FRANCK PROPERTY DESCRIBED AS LOT A AND LOT B ON ADMINISTRATRIX'S DEED 6437; THENCE ALONG THE SOUTH LINE OF SAID FRANCK PROPERTY SOUTH 89 DEG 52'10" WEST 293.71 FEET TO THE EAST LINE OF TIMPHAVEN HOMES PLAT 2; THENCE SOUTH 0 DEG 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 & MERIDIAN; BEING NORTH 0 DEG 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 EGRESS FROM THE PROPERTY DESCRIBED IN THE IMMEDIATELY PRECEDING PARAGRAPH (THE DOMINANT TENEMENT);

**EXHIBIT "A"**  
**LEGAL DESCRIPTION (continued)**

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 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 & 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:

EASEMENT DEED, RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43593, BOOK 2367, PAGE 207, UTAH COUNTY RECORDER'S OFFICE.

EASEMENT DEED, RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43595, BOOK 2367, PAGE 215, UTAH COUNTY RECORDER'S OFFICE.

EASEMENT DEED, RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43599, BOOK 2367, PAGE 230, UTAH COUNTY RECORDER'S OFFICE.