

WHEN RECORDED, MAIL TO:  
C. Craig Liljenquist, Esq.  
Prince, Yeates & Geldzahler  
Centre I, Suite 900  
175 East Fourth South  
Salt Lake City, UT 84111

ENT 48790 BK 3002 PG 653  
NINA B REID UTAH CO RECORDER BY AC  
1992 SEP 17 10:30 AM FEE 10.50  
RECORDED FOR SUNDANCE VILLAGE PTNRS LTD

Space Above for Recorder's Use Only

EASEMENT DEED

SUNDANCE VILLAGE PARTNERS LIMITED, a Utah limited partnership (hereinafter called "Grantor"), hereby conveys and warrants unto THE RESPECTIVE OWNERS OF THE PROPERTY CONSTITUTING THE DOMINANT TENEMENT, as hereinafter defined, and SUNDANCE COTTAGES OWNERS ASSOCIATION, a Utah nonprofit corporation, as agent for said respective owners (hereinafter called "Grantees"), their respective successors and assigns in interest in the Dominant Tenement, as hereinafter defined, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following perpetual nonexclusive easements in, under, over, along, upon, through and across:

That certain real property situated in the County of Utah, State of Utah, more particularly described on Exhibit A attached hereto and by this reference made a part hereof (hereinafter called the "Servient Tenement");

for the benefit of and appurtenant to:

That certain real property situated in the County of Utah, State of Utah, more particularly described on Exhibit B attached hereto and by this reference made a part hereof (hereinafter called the "Dominant Tenement");

A NONEXCLUSIVE EASEMENT over, along, across and upon the Servient Tenement for pedestrian and vehicular ingress to and egress from the Dominant Tenement and each and every part thereof, including, without limitation, any and all lots, parcels and/or condominiums which now exist or which may be developed within the Dominant Tenement in the future; and

A NONEXCLUSIVE EASEMENT in, under, through, along, upon and across the Servient Tenement to install, use, keep, maintain,

repair and replace, as required, utility lines, poles, pipes, conduits and appurtenances thereto serving the Dominant Tenement and each and every part thereof, including, without limitation, any and all lots, parcels and/or condominiums which now exist or which may be developed within the Dominant Tenement in the future;

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RESERVING UNTO GRANTOR, its successors and assigns in interest in the Servient Tenement, the right to use the Servient Tenement for any and all purposes that do not unreasonably interfere with the use thereof by Grantees, their respective successors and assigns in interest in the Dominant Tenement, for the purposes herein specified.

IN WITNESS WHEREOF Grantor has executed this Easement Deed this 9<sup>th</sup> day of September, 1992.

GRANTOR:

SUNDANCE VILLAGE PARTNERS LIMITED,  
a Utah limited partnership

By The Sundance Group, Inc., a Utah  
corporation, General Partner

By [Signature]  
Gary M. Beer, President

STATE OF UTAH )  
: ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 1992, by Gary M. Beer, President of The Sundance Group, Inc., a Utah corporation, which corporation is the General Partner of Sundance Village Partners Limited, a Utah limited partnership.

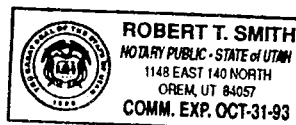
[Signature]  
NOTARY PUBLIC

Residing at: [Signature]

My Commission Expires:

10-31-93

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083192



Legal Description of the Servient Tenement

Beginning at a point which is EAST 803.94 feet and SOUTH 340.23 feet from the Southwest Corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base & Meridian; thence South 80°22'20" East 23.51 feet; thence northeasterly 35.13 feet along a curve to the left, having a radius of 93.00 feet, through an angle of 21°38'35", whose chord bears North 88°48'28" East 34.92 feet; thence North 77°59'16" East 35.99 feet; thence South 8°39'22" West 7.48 feet; thence South 77°59'16" West 33.35 feet; thence southwesterly 37.77 feet along a curve to the right, having a radius of 100.00 feet, through an angle of 21°38'25", whose chord bears South 88°48'28" West 37.55 feet; thence North 80°22'20" West 13.90 feet; thence North 2.50 feet; thence North 54°06'00" West 10.25 feet to the point of beginning.

Contains 0.014 acres.

## EXHIBIT B

Legal Description of the Dominant Tenement

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 lot "A" and lot "B" on Administratrix'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. Containing 7.738 Acres. 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°07'50" West;

ALSO KNOWN AS SUNDANCE COTTAGES, an expandable Utah condominium project, according to the official Record of Survey Map thereof and Condominium Declaration therefor, as amended and supplemented, on file and of record in the Office of the County Recorder of Utah County, Utah.