When Recorded Return To:

Parsons Behle & Latimer
One Utah Center
201 South Main Street, Suite 1800
Post Office Box 45898
Salt Lake City, Utah 84145-0898
Attention: Jason S. Nichols

ENT 63526:2005 PG 1 of 31 RANDALL A. COVINGTON UTAH COUNTY RECORDER 2005 Jun 14 3:38 pm FEE 85.00 BY SB RECORDED FOR FIRST AMERCAN TITLE INSURAN ELECTRONICALLY RECORDED

Please Mail Tax Notice To:

Timp Saddle, LLC c/o Jonathan D. Kaufelt 351 17th Street Santa Monica, CA 90402

Space above for County Recorder's Use

Serial No. 52-281-0017

#### SPECIAL WARRANTY DEED

SUNDANCE UNIT 17 ASSOCIATES ("Grantor"), hereby conveys and warrants against all claiming by, through or under Grantor to TIMP SADDLE, LLC, a Utah limited liability company ("Grantee"), of 351 17th Street, Orange, Santa Monica, CA 90402, for the sum of Ten Dollars, that certain real property in Utah County, State of Utah, more particularly described in **Exhibit "A"** attached hereto and incorporated herein.

Subject to those matters set forth on **Exhibit "B"** attached hereto and made a part hereof, and taxes for the year 2005 and thereafter.

[SIGNATURE PAGE FOLLOWS]

Grantor has executed this Special Warran	ty Deed as of <u>JUNE 14,</u> , 2005.
GRANTOR:	
SUNDANCE UNIT 17 ASSOCIATES By its owners:  ALLAN L. ALEXANDER	ARTHUR O. ARMSTRONG
J. GUNNAR ERICKSON	GEORGE T. HAYUM
BARRY L. HIRSCH	JAMES R. JACKOWAY
JONATHAN D. KAUFELT	ALAN J. LEVINE
GEOFFRY W. OBLATH	RICHARD D. ROSMAN
PAUL M. SCHAEFFER	BARRY W. TYERMAN

693536.6

ALAN S. WERTHEIMER

STATE OF <u>California</u> ) : ss.  COUNTY OF <u>Cos Angeles</u> )	
	acknowledged before me this $\longrightarrow$ day of ander.
My Commission Expires:	NOTARY PUBLIC Residing at: 1801 Century Park (D., L4 90067  K. L. BRAATZ Commission # 1393904 Notary Public - Collionia Los Angeles County My Comm. Expires Jan 14, 2007
STATE OF) : ss.  COUNTY OF)  The foregoing instrument was, 2005 by Arthur O. Arm	acknowledged before me this day of astrong.
My Commission Expires:	NOTARY PUBLIC Residing at:
STATE OF	acknowledged before me this day of
	NOTARY PUBLIC Residing at:

693536.6

State of California	<b>)</b>
County of Los Angeles	SS.
county of	<b>–</b> J
On DAPI DOS before me,	K. L. Braatz
Date Deloie me,	Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appearedAllan	Name(s) of Signer(s)
	proved to me on the basis of satisfactory
	evidence
	to be the person(s) whose name(s) is/as
	subscribed to the within instrument and
K. L. BRAATZ	acknowledged to me that he/she/they executed
Commission # 1393904	the same in his/her/their authorized
Notary Public - California & Los Angeles County	capacity(igs), and that by his/her/their
My Comm. Expires Jan 14, 2007	signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
	acted, executed the instrument.
	WITNESS my hand and official seal.
	WITNESS my hand and onicial seal.
	K. L. Bet
	Signature of Motary Public
	TIONAL —————
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Grantor has executed this Special	Warranty Deed as of Jule, 2005.
GRANTOR:	
SUNDANCE UNIT 17 ASSOCIATES By its owners:	
ALLAN L. ALEXANDER	ARTHUR O. ARMSTRON
J. GUNNAR ERICKSON	GEORGE T. HAYUM
BARRY L. HIRSCH	JAMES R. JACKOWAY
JONATHAN D. KAUFELT	ALAN J. LEVINE
GEOFFRY W. OBLATH	RICHARD D. ROSMAN
PAUL M. SCHAEFFER	BARRY W. TYERMAN
ALAN S. WERTHEIMER	

STATE OF)	
: ss. COUNTY OF)	
The foregoing instrument was, 2005 by Allan L. Alexa	acknowledged before me this day of ander.
My Commission Expires:	NOTARY PUBLIC Residing at:
STATE OF <u>California</u> ): ss.	1CL
The foregoing instrument was 2005 by Arthur O. Arm	acknowledged before me this 21st day of astrong.
	NOTARY PUBLIC Residing at: Los Angeles, California
My Commission Expires:	KATHY L KELLBON
Nov. 21, 2007	Commission # 1446947 Notary Public - California Los Angeles County My Comm. Expires Nov 21, 2007
STATE OF)	
: ss. : county of	
The foregoing instrument was, 2005 by J. Gunnar Eric	acknowledged before me this day of kson.
My Commission Expires:	NOTARY PUBLIC Residing at:

16

Grantor has executed this Special War	ranty Deed as of June 14, 2005.
GRANTOR:	
SUNDANCE UNIT 17 ASSOCIATES By its owners:	
ALLAN L. ALEXANDER	ARTHUR O. ARMSTRONG
J. GUNNAR ERICKSON	GEORGE T. HAYUM
BARRY L. HIRSCH	JAMES R. JACKOWAY
JONATHAN D. KAUFELT	ALAN J. LEVINE
GEOFFRY W. OBLATH	RICHARD D. ROSMAN
PAUL M. SCHAEFFER	BARRY W. TYERMAN
ALAN S. WERTHEIMER	

STATE OF	_ )						
COUNTY OF	: ss. )						
The foregoing ins			before	me this	d	ay o	f
My Commission Expires:		NOTARY PUE Residing at: _					
STATE OF	_ ) : ss.						
COUNTY OF	)						
The foregoing instance, 2005 by			before 1	me this	d	lay o	f
My Commission Expires:		NOTARY PUR Residing at:					
COUNTY OF L3 Angel	/:ss. <u>い</u> )				7		
The foregoing instance , 2005 by			before 1	me this	<u></u> ✓ d	ay o	f
My Commission Expires:  My 19 2w8		NOTARY PUE Residing at:	Co	JOHN G. A ommission # tary Public - Ventura Co	1488156 California		

16

Grantor has executed this Special	Warranty Deed as of \(\) \(\) \(\) \(\) \(\) \(\) \(\) \(\
GRANTOR:	
SUNDANCE UNIT 17 ASSOCIATES By its owners:	
ALLAN L. ALEXANDER	ARTHUR O. ARMSTRONG
J. GUNNAR ERICKSON	GEORGE T. HAYUM
BARRY L. HIRSCH	JAMES R. JACKOWAY
JONATHAN D. KAUFELT	ALAN J. LEVINE
GEOFFRY W. OBLATH	RICHARD D. ROSMAN
PAUL M. SCHAEFFER	BARRY W. TYERMAN
ALAN S. WERTHEIMER	

State of Camornia	l sc
State of California  County of OS Angells  On Opil 20, 2005 before me,  personally appeared Slurge Y.	_
0 = 1/ 0 0 = 00/	Parales
On Word 20,200) before me, _	Warden Der Marie Der Mater Deblief
Date MANAL Y	Hasun
personally appeared	Name(s) of Signer(s)
•	<b>⊈</b> ersonally known to me
	<ul> <li>proved to me on the basis of satisfactory evidence</li> </ul>
	to be the person(s) whose name(s) is/are
	subscribed to the within instrument and
L. PARDEE	acknowledged to me that he/she/they executed the same in his/her/their authorized
Commission # 1515646 L	the same in his/her/their authorized capacity(ies), and that by his/her/their
Los Angeles County	signature(s) on the instrument the person(s), o
My Comm. Expires Sep 26, 2008	the entity upon behalf of which the person(s
	acted, executed the instrument.
	WITNES my hand and official seal.
	1+01000
	Signature of Notary Public
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GRANTOR:	
SUNDANCE UNIT 17 ASSOCIATES By its owners:	
ALLAN L. ALEXANDER	ARTHUR O. ARMSTRONG
J. GUNNAR ERICKSON	GEORGE T. HAYUM
BARRY L. HIRSCH	JAMES R. JACKOWAY
JONATHAN D. KAUFELT	ALAN J. LEVINE
GEOFFRY W. OBLATH	RICHARD D. ROSMAN
PAUL M. SCHAEFFER	BARRY W. TYERMAN
ALAN S. WERTHEIMER	

State of California	
- In ancolos	SS.
County of (10) 1119 eus	J
County of (DS Angeles  On April 5, 2005 before personally appeared Bany	1 /2 10:
On 2011 3, 2003 before	me, Tardee
Date Control	Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared	Name(s) of Signer(s)
,	Personally known to me
	proved to me on the basis of satisfactor
	evidence
	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
L. PARDEE	capacity(ies), and that by his/her/thei
Commission # 1515646	
Notary Public - Cottornic Los Angeles County	the entity upon behalf of which the person(s acted, executed the instrument.
My Comm. Expires Sep 26, 20	acted, executed the institution.
	WITNESS my hand and official seal.
	1 AP . Lea
	Taide_
	Jaludie Signature of Notary Public
	Jaludle Signature of Notary Public
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Grantor has executed this Special	Warranty Deed as of 418	_, 2005.
GRANTOR:		
SUNDANCE UNIT 17 ASSOCIATES By its owners:		
ALLAN L. ALEXANDER	ARTHUR O. ARMSTRONG	<del></del>
J. GUNNAR ERICKSON	GEORGE T. HAYUM	_
BARRY L. HIRSCH	JAMES R. JACKOWAY	_
JONATHAN D. KAUFELT	ALAN J. LEVINE	_
GEOFFRY W. OBLATH	RICHARD D. ROSMAN	<del></del>
PAUL M. SCHAEFFER	BARRY W. TYERMAN	
ALAN S. WERTHEIMER		

STATE OF <u>CALIF</u> . ) : ss. COUNTY OF <u>LDS AMGERE</u> ()	
	en TH
The foregoing instrument was 2005 by Jonathan D. Ka	acknowledged before me this 1874 day of nufelt.
BERN D. O'TOOLE  Commission # 1470174  Notary Public - California  Los Angeles County  My Comm. Expires Feb 13, 2008  Commission Expires: FB. 13, 2008	NOTARY PUBLIC Residing at: 11693 SAN VICONT BUD_ L.A. CA. 90049
STATE OF	
The foregoing instrument was, 2005 by Alan J. Levine.	acknowledged before me this day of
My Commission Expires:	NOTARY PUBLIC Residing at:
STATE OF	
COUNTY OF)  The foregoing instrument was, 2005 by Geoffry W. Ob	acknowledged before me this day of lath.
My Commission Expires:	NOTARY PUBLIC Residing at:

Grantor has executed this Special Wa	arranty Deed as of Jule 14, 2005.
GRANTOR:	
SUNDANCE UNIT 17 ASSOCIATES By its owners:	
ALLAN L. ALEXANDER	ARTHUR O. ARMSTRONG
J. GUNNAR ERICKSON	GEORGE T. HAYUM
BARRY L. HIRSCH	JAMES R. JACKOWAY
JONATHAN D. KAUFELT	ALAN J. LEVINE
GEOFFRY W. OBLATH	RICHARD D. ROSMAN
PAUL M. SCHAEFFER	BARRY W. TYERMAN
ALAN S. WERTHEIMER	

STATE OF)	
: ss.	
The foregoing instrument was, 2005 by Jonathan D. K.	acknowledged before me this day of aufelt.
My Commission Expires:	NOTARY PUBLIC Residing at:
STATE OF <u>California</u> ) : ss. COUNTY OF <u>Los Angeles</u> )	
The foregoing instrument was April , 2005 by Alan J. Levine	acknowledged before me this 19 day of
My Commission Expires:	NOTARY PUBLIC Residing at: 1801 Century Park will cal 90067  K. L. BRAAIZ Commission # 1393904 Notary Public - California Los Angeles County My Comm. Expires Jan 14, 2007
STATE OF	
The foregoing instrument was, 2005 by Geoffry W. Ol	acknowledged before me this day of blath.
My Commission Expires:	NOTARY PUBLIC Residing at:

18

State of California	)
and las Anales	ss.
County of Los Angeles	— J
On 19 April 2005 before me, personally appeared Alan 3.	K-L. Bragtz
Date	Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared	Name(s) of Signer(s)
	A personally known to me
	personally known to me  proved to me on the basis of eatisfactory
	evidence
	to be the person(*) whose name(*) is/a/e
	subscribed to the within instrument and
K. L. BRAATZ	acknowledged to me that he/she/the/y executed
# 1303904 W	the same in his/ber/their authorized capacity(ies), and that by his/ber/their
2 W. and 1924 March and Compound St.	signature(s) on the instrument the person(s), or
Los Angeles County My Comm. Expires Jon 14, 2007	the entity upon behalf of which the person(s)
My Comm. Expires July 14, 2007	acted, executed the instrument.
	WITHEOD
	WITNESS my hand and official scal.
	K-L-2
	Signature of Notary Public
	Signature of Notary Public
Though the information below is not required by law, it may pro-	Signature of Notally Public  TIONAL  rove valuable to persons relying on the document and could prevent ment of this form to another document.
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ENT 63526:2005 PG 18 of 31

Grantor has executed this Specia	al Warranty Deed as of June 14, 2005.
GRANTOR:	
SUNDANCE UNIT 17 ASSOCIATES By its owners:	
ALLAN L. ALEXANDER	ARTHUR O. ARMSTRONG
J. GUNNAR ERICKSON	GEORGE T. HAYUM
BARRY L. HIRSCH	JAMES R. JACKOWAY
JONATHAN D. KAUFELT	ALAN J. LEVINE
GEOFFRY W. OBLATH	RICHARD D. ROSMAN
PAUL M. SCHAEFFER	BARRY W. TYERMAN
ALAN S. WERTHEIMER	_

STATE OF CALIFORNIA	) ) ss
COUNTY OF LOS ANGELES	)
	d) before me on this // day of // how to me or
Subscribed and sworn to (or affirme	d) before me on this / day of ////
proved to me on the basis of satisfacting.	etory evidence to be the person(s) who appeared before
Seal	RODNEY E. PINKS
Signature Hoday Elink	Commission # 1317067 Notary Public - California Los Angeles County My Comm. Expires Sep 5, 2005
/	54 b, 2005

Grantor has executed this Special	Warranty Deed as of <u>III</u> , 2005.
GRANTOR:	
SUNDANCE UNIT 17 ASSOCIATES By its owners:	
ALLAN L. ALEXANDER	ARTHUR O. ARMSTRONG
J. GUNNAR ERICKSON	GEORGE T. HAYUM
BARRY L. HIRSCH	JAMES R. JACKOWAY
JONATHAN D. KAUFELT	ALAN J. LEVINE
GEOFFRY W. OBLATH	RICHARD D. ROSMAN
PAUL M. SCHAFFFER	BARRY W. TYERMAN
ALAN S. WERTHEIMER	

STATE OF CAlifornia )
COUNTY OF Los Angeles )
The foregoing instrument was acknowledged before me this day of
April, 2005 by Paul M Schneffer.
Christie & Sauce
NOTARY PUBLIC
Residing at: Los Angeles, Ca
My Commission Expires:
3/31/2006

Grantor has executed this Special W	Varranty Deed as of June 14, 2005.
GRANTOR:	
SUNDANCE UNIT 17 ASSOCIATES By its owners:	
ALLAN L. ALEXANDER	ARTHUR O. ARMSTRONG
J. GUNNAR ERICKSON	GEORGE T. HAYUM
BARRY L. HIRSCH	JAMES R. JACKOWAY
JONATHAN D. KAUFELT	ALAN J. LEVINE
GEOFFRY W. OBLATH PAUL M. SCHAEFFER	RICHARDO. ROSMAN BARRY W. TYERMAN
ALAN S. WERTHEIMER	

STATE OF	
The foregoing instrument was, 2005 by George T. Hayu	acknowledged before me this day of um.
My Commission Expires:	NOTARY PUBLIC Residing at:
STATE OF) : ss.  COUNTY OF)  The foregoing instrument was, 2005 by Barry L. Hirse	acknowledged before me this day of ch.
My Commission Expires:	NOTARY PUBLIC Residing at:
STATE OF <u>CALIFORNIA</u> ): ss.  COUNTY OF <u>Los Angeles</u> )  The foregoing instrument was 2005 by James R. Jacobs Public - Collionia Los Angeles County	s acknowledged before me this <u>23</u> day of ckoway.  Declay Johnson  NOTARY PUBLIC Residing at: 1888 CENTURY PARK ENST, 18TH Flow LOS ANGELES, CA 90067

STATE OF	
COLINTY OF)	
The foregoing instrument was 2005 by Jonathan D. K	acknowledged before me this day of Kaufelt.
	NOTARY PUBLIC Residing at:
My Commission Expires:	
STATE OF	
COUNTY OF)	
The foregoing instrument wa , 2005 by Alan J. Levi	as acknowledged before me this day of ine.
	NOTARY PUBLIC
	Residing at:
My Commission Expires:	
STATE OF CALLONICA ) : ss.	
COUNTY OF hosphylles)	12
The foregoing instrument v	was acknowledged before me this 13 day of
May, 2005 by Geoffry W	. Oblath.
My Commission Expires:	
8/17/2008	

STATE OF	)	
a TTV OF	. 55. )	
COUNTI OF	1 1/2C	acknowledged before me this day of
The foregoing, 20	nstrument was 005 by Richard D. Ros	sman.
		NOTARY PUBLIC
		Residing at:
My Commission Expi	res:	
STATE OF	) ; ss.	
COLDITY OF	. ss. )	
COUNTY OF	instrument Was	acknowledged before me this day of
The foregon	2005 by Paul M. Sch	neffer.
	•	
		NOTARY PUBLIC
		Residing at:
My Commission Ex	pires:	
STATE OF <u>CAU</u>	FORNIA ) : SS.	
COUNTY OF LA	HNG BLES)	this 2300 day of
The fores	going instrument v _, 2005 by Barry W.	vas acknowledged before me this 2300 day of Tyerman.
		Deurly Johnson  NOTARY PUBLIC  Residing at: 1888 CIENTURY PARK EAST, 1878 Floor  LOS ANGELES, CA 90067
• •	Zamimos:	Residing at. 1000 - 10067
My Commission 1	ехрись.	
5/3/09		BEVERLEY J. JOHNSON Commission # 1876736 Notary Public - Colitornia

STATE OF <u>Calisornia</u> )
COUNTY OF LOS LANGUED)
The foregoing instrument was acknowledged before me this day of
, 2005 by Alan S. Wertheimer.
Commission # 180042
Notary Public - California Los Angeles County NOTARY PUBLIC
My Comm. Expires: esiding at: 1888 Contury Paul East  No Angulo, CA 90067
My Commission Expires: Los Angules, CA 3000 1
@lia 12008

### EXHIBIT A TO SPECIAL WARRANTY DEED

The land referred to is situated in Utah County, State of Utah, and is more particularly described as follows:

Unit 17, 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 in the office of County Recorder of Utah County, Utah, as Entry No. 19867, and Map Filing No. 3452, the First Supplemental Record of Survey Map recorded August 7, 1987, in said office in Utah County, Utah, as Entry No. 30293, Map Filing No. 3490, Arm 39, the Second Supplemental Record of Survey Map recorded October 21, 1987, in said office in Utah County, Utah, as Entry No. 39178, Map Filing No. 3524, Arm 39, and the Amendment to Record Survey Map, First Supplemental Record of Survey Map and Second Supplemental Record of Survey Map recorded November 23, 1987, in said office in Utah County, Utah, as Entry No. 42825, Map Filing No. 3534, Arm 39, (as said Record of Survey Map, First Supplemental Record of Survey Map, Second Supplemental Record of Survey Map and Amendment to Record of Survey Map may have heretofore been amended or supplemented) and in the Condominium Declaration therefor recorded May 20, 1987 in said office in Utah County, Utah, as Entry No. 19868, in Book 2417, at Page 379, in the First Amendment to Condominium Declaration recorded June 2. 1987, in said office in Utah County, Utah, as Entry No. 21563, in Book 2421, at Page 254, in the Second Amendment to Condominium Declaration recorded August 7, 1987 in said office in Utah County, Utah, as Entry No. 30294, in Book 2440, at 488, in the Third Amendment to Condominium Declaration recorded October 21, 1987 in said office in Utah County, Utah, as Entry No. 39179, in Book 2461, at Page 685, and in the Fourth Amendment to Condominium Declaration recorded November 23, 1987 in said office in Utah County, Utah, as Entry No. 42826, in Book 2470, at Page 563 (as said Declaration, First Amendment, Second Amendment, Third Amendment and Fourth Amendment may heretofore been amended or supplemented).

TOGETHER WITH the respective undivided interest in said Project's Common Areas and Facilities which is appurtenant to said units as established by said record of Survey Map, Supplemental Record of Survey Map, Second Supplemental Record of Survey Map, Amendment to Record of Survey, Condominium Declaration, First Amendment, Second Amendment, Third Amendment and Fourth Amendment and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and Facilities to which 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 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 chord 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 Administratix'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 and Meridian; being North 0 deg 07'50" West.

TOGETHER WITH (1) a perpetual, non-exclusive 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, non-exclusive 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 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.

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# EXHIBIT B TO SPECIAL WARRANTY DEED

(Exceptions Nos. 9 – 24 from Section B.2. of the Title Commitment Report of 3/24/05)

- 9. Any charge upon the land by reason of its inclusion in Utah County.
- 10. Subject to any easement or right of way as may have been established or acquired according to law, over the same or any part thereof, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that may have been constructed by authority of the United States, as evidenced by that certain Patent recorded January 28, 1920, as Entry No. 849, in Book 191, at page 431, Utah County Recorder's Office.
- 11. Pole Line Easement granted to UTAH POWER & LIGHT COMPANY, a corporation, for a perpetual easement and right of way for the erection and continued maintenance, repair, alteration, and replacement of the electric transmission, distribution and telephone circuits and one guy anchor and two poles, with the necessary guys, stubs, crossarms and other attachments thereon or affixed thereto for, the support of said circuits, to be erected and maintained upon and across the subject property. Said Easement recorded August 9, 1947, as Entry No. 9311, in Book 470, at Page 471, Utah County Recorder's Office.
- 12. Right of Way Easement, dated September 24, 1976, in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, to construct, operate, maintain, and remove such communications and other facilities, from time to time, upon, over, under and across the subject property. Said Right of Way Easement recorded October 14, 1976, as Entry No. 26604, in Book 1505, at Page 137, Utah County Recorder's Office.
- 13. Right of Way Easement, dated January 12, 1977, in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, to construct, operate, maintain, and remove such communications and other facilities, from time to time, upon, over, under and across the subject property. Said Right of Way Easement recorded January 20, 1977, as Entry No. 2201, in Book 1527, at Page 108, Utah County Recorder's Office.
- 14. Easement granted to UTAH POWER & LIGHT COMPANY, a corporation, for a perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission and distribution circuits with the necessary poles, towers, guys, stubs, crossarms, braces and other attachments affixed thereto for the support of said circuits, on, over and across subject property. Said Easement recorded October 28, 1977, as Entry No. 36042, in Book 1594, at Page 65, Utah County Recorder's Office.
- 15. Resolution to establish the North Fork Special Service District as amended and to authorize construction of improvements as set forth in the Notice of Intention to create the District, as amended. Said Resolution recorded December 16, 1977, as entry No. 42813, in Book 1606, at Page 776, Utah County Recorder's Office.

Resolution to expand the Services and to annex additional area to the North Fork Special Service District. Said Resolution recorded November 5, 1986, as Entry No. 38006, in Book 2355, at Page 2, Utah County Recorder's Office.

- 16. Easement Deed, dated October 30, 1986, wherein CGMI UTAH, INC., quit claims to the respective owners of the property constituting the Dominant Tenement, including C. ROBERT REDFORD, SUNDANCE DEVELOPMENT CORPORATION, LOWER ELK MEADOWS PROPERTY OWNERS ASSOCIATION, NORTH PINE PROPERTY OWNERS, and the respective owners of lots and/or parcels within Sundance Recreational Resort Plats C, D, E and within Timphaven Homes Plats 1-A, 2 and 3, recorded December 18, 1986, as Entry No. 43598, in Book 2367, at Page 225, Utah County Recorder's Office.
- 17. Subject to all easements, restrictions and right-of-way, as shown or evidenced by the Official Survey Map of SUNDANCE COTTAGES, filed May 20, 1987, as Entry No. 19867, Map Filing No. 3452-38, First Supplemental filed August 7, 1987, as Entry No. 30293, Map Filing No. 3490-39, Second Supplemental filed October 21, 1987, as Entry No. 39178, Map Filing No. 3524-39, Revision of First and Second Supplemental flied November 23, 1987, as Entry No. 42825, Map Filing No. 3534-39, Utah County Recorder's Office.
- 18. Condominium Declaration for SUNDANCE COTTAGES, recorded May 20, 1987, as Entry No. 19868, in Book 2417, at Page 379, Utah County Recorder's Office.

First Amendment to Condominium Declaration for SUNDANCE COTTAGES, recorded June 2, 1987, as Entry No. 21563, in Book 2421, at Page 254, Utah County Recorder's Office.

Second Amendment of Restrictive Covenants for SUNDANCE COTTAGES, recorded August 7, 1987, as Entry No. 30294, in Book 2440, at Page 488, Utah County Recorder's Office.

Third Amendment to Condominium Declaration for SUNDANCE COTTAGES, recorded October 21, 1987, as Entry No. 39179, in Book 2461, at Page 685, Utah County Recorder's Office.

Fourth Amendment to Condominium Declaration for SUNDANCE COTTAGES, recorded November 23, 1987, as Entry No. 42826, in Book 2470, at Page 563, Utah County Recorder's Office.

- 19. Maintenance and Open Space Preservation Agreement between SUNDANCE COTTAGES, a Utah joint venture, and SUNDANCE COTTAGES OWNERS ASSOCIATION, a Utah non-profit corporation, and UTAH COUNTY. Said Agreement recorded May 20, 1987, as Entry No. 19869, in Book 2417, at Page 450, Utah County Recorder's Office.
- 20. Easement Deed, dated May 27, 1987, wherein Sundance Cottages quit claims to the respective owners of the property constituting the Dominant Tenement, including C. Robert Redford, Sundance Development Corporation, and the other respective owners of lots and /or parcels within said Dominant Tenement, recorded November 24, 1987, as Entry No. 42935, in Book 2470, at Page 872, Utah County Recorder's Office. (Affects Common Areas only.)

- 21. Water Improvements Deed and Easement Deed, dated November 25, 1987, between SUNDANCE COTTAGES and SUNDANCE DEVELOPMENT CORPORATION, recorded November 15, 1987, as Entry No. 43178, in Book 2471, at Page 463, Utah County Recorder's Office. (Affects Common Areas only)
- 22. Sewer Improvements Deed and Easement Deed, dated November 25, 1987, between SUNDANCE COTTAGES AND SUNDANCE DEVELOPMENT CORPORATION, recorded November 25, 1987, as Entry No. 43179, in Book 2471, at Page 469, Utah County Recorder's Office. (Affects Common Areas only.)
- 23. Memorandum of Television Service Agreement dated December 23, 1992 and recorded April 28, 1993 as Entry No. 25333 in Book 3132 at Page 801 of Official Records.
- 24. Memorandum of Television Service Agreement dated December 23, 1992 and recorded April 28, 1993 as Entry No. 25334 in Book 3132 at Page 807 of Official Records.