

Recording Requested by:
First American Title Insurance Agency, LLC
578 South State Street
Orem, UT 84058
(801) 224-8676

AFTER RECORDING RETURN TO:
John D. Cole, C/O Cole and Company
654 Beacon Street
Boston, MA 02215

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **320-4122226 (tm)**
A.P.N.: **52-278-0007**

John Cole, a married man, Grantor, of **Sundance , Utah** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

John D. Cole, A Married Man, Grantee, of **Sundance , Utah** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

Unit 7, SUNDANCE COTTAGES, Utah County, Utah, as the same is identified in the Recorded Survey Map in Utah County, Utah 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 Declaration of Condominium recorded in Utah County, Utah, as Entry No. 19868, Book 2417, at Page 379 (as said Declaration may have heretofore been amended or supplemented).

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

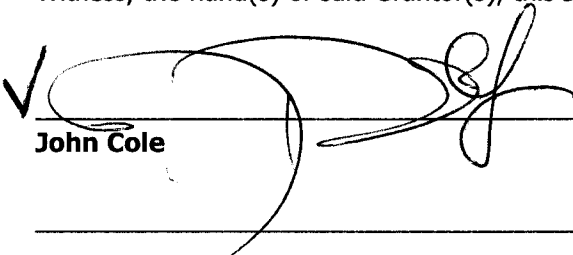
Beginning at the corner common to Sections 10, 11, 14 and 15, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence South 0°07'50" East 158.25 feet; thence North 49°01'00" East 497.93 feet; thence North 0°50'00" East 259.71 feet; thence along the arc of a 211.27 foot radius curve to the right 89.51 feet, the cord 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 cord 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 for "A" and for "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. Basis of bearings; thence 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.

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 167.23 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 128.81 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.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2004 and thereafter.

Witness, the hand(s) of said Grantor(s), this **January 08, 2004** .

✓ 

 John Cole

STATE OF Massachusetts)
)Ss.
COUNTY OF Suffolk)

On January 16, 2004, personally appeared before me, **John Cole**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Patricia Levins Moreland

Notary Public
Patricia Levins Moreland

(Printed Name)

My Commission expires:

A True Copy Attest
PATRICIA LEVINS-MORELAND
NOTARY PUBLIC
My commission expires Feb. 12, 2010

{Seal or Stamp}

