

WHEN RECORDED, MAIL TO:

Larry Lindstrom  
Leisure Villas Inc  
1923 North 300 East  
Lehi UT 84095

ENT 97642:2008 PG 1 of 5  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2008 Sep 03 12:30 pm FEE 21.00 BY JL  
RECORDED FOR LEISURE VILLAS

**QUIT-CLAIM DEED**  
(Reservation of Encroachment Easement)

LEISURE VILLAS, INC., a Utah corporation, Grantor, of 28 South 1700 West, Lehi, Utah 84043, hereby QUIT-CLAIMS to WILLOW PARK VILLAS OWNERS ASSOCIATION, INC., a Utah nonprofit corporation, Grantee, of 1923 North 300 East, Lehi, Utah 84043, organized for the purposes set forth in that certain Declaration of Covenants, Conditions, Easements and Restrictions for Willow Park Villas, a Planned Unit Development (the "Declaration"), recorded on July 18, 2006, as Entry No. 90907:2006, in the official records of Utah County, Utah, for the sum of Ten Dollars and other good and valuable consideration, the following described real property in Utah County, State of Utah ("Property"):

See Exhibit "A" attached hereto and incorporated herein by this reference.

Such Property is also depicted in the attached Exhibit "B," which is incorporated herein by this reference.

SUBJECT TO Grantor's reservation of a perpetual, non-exclusive encroachment easement if any part of the Lots (as defined in the Declaration) encroaches or shall hereafter encroach upon the Community Areas (as defined in the Declaration). Grantee, by acceptance hereof, hereby expressly assumes and agrees that an easement for such encroachment and for the maintenance of the same shall and does exist. Such easements shall extend for whatever period the encroachment exists. Such encroachments shall not be considered to be encumbrances either on the Community Areas or the Lots. Encroachments referred to herein include, but are not limited to, encroachments caused by error in the original construction of any improvement constructed or to be constructed on the Lots, by error in the condominium plat, by settling, rising or shifting of the earth, or by changes in position caused by repair or reconstruction of the improvements on the Lots or any part thereof.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, Grantor has caused its company name to be hereunto affixed by its duly authorized agents this 9 day of August, 2008.

**GRANTOR:**

LEISURE VILLAS, INC.,  
a Utah corporation

By: [Signature]

Its: President

**ACKNOWLEDGED AND ACCEPTED BY GRANTEE:**

WILLOW PARK VILLAS OWNERS  
ASSOCIATION, INC.,  
a Utah nonprofit corporation

By: [Signature]

Its: President

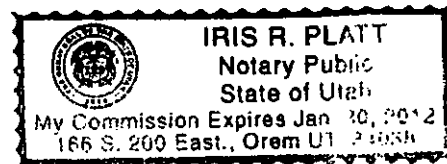
STATE OF Utah )  
 ) :ss.  
COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2008, by Larry Lindstrom, the President of Leisure Villas, Inc., a Utah corporation.

[Signature]  
Notary Public

My commission expires: Jan. 30/2012

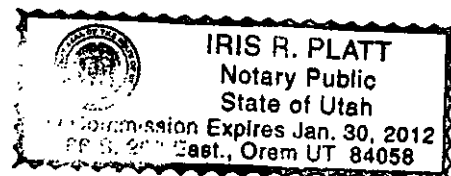
STATE OF Utah )  
 ) :ss.  
COUNTY OF Utah )



The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2008, by Larry Lindstrom, the President of Willow Park Villas Owners Association, Inc., a Utah nonprofit corporation.

[Signature]  
Notary Public

My commission expires: Jan. 30/2012



**EXHIBIT "A"**

**NEW COMMUNITY AREA**

**LOT 45 NEW COMMUNITY AREA DESCRIPTION:**

Commencing at a point being North 00°08'52" West 513.24 feet along the section line and EAST 1,781.68 feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°01'23" East 11.33 feet; thence South 00°58'37" West 46.00 feet; thence North 89°01'23" West 11.33 feet; thence North 00°58'37" East 46.00 feet to the point of beginning.

Containing 521 square feet, more or less.

Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**LOT 46 NEW COMMUNITY AREA DESCRIPTION:**

Commencing at a point being North 00°08'52" West 421.43 feet along the section line and EAST 1,769.35 feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 45°58'37" East 14.88 feet; thence North 00°58'37" East 35.48 feet; thence South 89°01'23" East 11.33 feet; thence South 00°58'37" West 33.50 feet; thence South 45°58'37" West 17.68 feet; thence North 89°01'23" West 9.36 feet to the point of beginning.

Containing 499 square feet, more or less.

Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**LOT 47 NEW COMMUNITY AREA DESCRIPTION:**

Commencing at a point being North 00°08'52" West 423.30 feet along the section line and EAST 1,659.90 feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°01'23" West 0.67 feet; thence North 00°58'37" East 46.00 feet; thence South 89°01'23" East 0.67 feet; thence South 00°58'37" West 46.00 feet to the point of beginning.

Containing 31 square feet, more or less.

Basis of Bearings: North 00°08'52" West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

**LOT 48 NEW COMMUNITY AREA DESCRIPTION:**

Commencing at a point being North 00°08'52" West 515.29 feet along the section line and EAST 1,661.70 Feet from the West Quarter Corner of Section 18, Township 5 South, Range 1 East,

Salt Lake Base and Meridian; thence South  $00^{\circ}58'37''$  West 46.00 feet; thence North  $89^{\circ}01'23''$  West 0.67 feet; thence North  $00^{\circ}58'37''$  East 46.00 feet; thence South  $89^{\circ}01'23''$  East 0.67 feet to the point of beginning.

Containing 31 square feet, more or less.

Basis of Bearings: North  $00^{\circ}08'52''$  West from the West Quarter Corner of Section 18 to the Northwest Corner of said Section.

## DEPICTION OF NEW LOTS AND COMMUNITY AREAS

**The depiction is attached hereto and incorporated herein by this reference.**

