



W2181745

E# 2181745 PG 1 OF 4
DOUG CROFTS WEBER COUNTY RECORDER
23-MAY-06 4:11 PM FEE \$21.00 DEP CC
REC FOR: TALON GROUP
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

CNL Retirement CRS2 Ogden UT, LP
c/o The Cirrus Group
9301 North Central Expressway, Suite 300
Dallas, Texas 75231

Parcel ID No. ~~30-300-6814~~
30-300-6819

SPECIAL WARRANTY DEED
(Phase II - Improvements Only)

ST. BENEDICT INVESTMENT COMPANY, a Utah limited partnership, ("Grantor") of 74 East 500 South, Suite 200, Bountiful, Utah 84010, hereby CONVEYS AND WARRANTS against all who claim by, through, or under Grantor to CNL RETIREMENT CRS2 OGDEN UT, LP, a Delaware limited partnership ("Grantee") of c/o The Cirrus Group, 9301 North Central Expressway, Suite 300, Dallas, Texas 75231, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all buildings and other improvements located on following described real property in Weber County, State of Utah:

SEE ATTACHED EXHIBIT "A"

Subject to those matters set forth on Exhibit "B" hereto, and taxes for the year 2006, and thereafter.

WITNESS the hand of said Grantor, this 22nd day of May, 2006.

ST. BENEDICT INVESTMENT COMPANY
a Utah limited Partnership

By: ST. BENEDICT DEVELOPMENT COMPANY,
a Utah general partnership

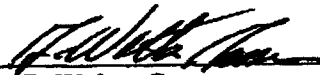
Its: General Partner

By: SBD HOLDING, LTD., a Utah limited partnership

Its: General Partner

By: WGA-IV, INC., a Utah corporation

Its: General Partner


By: G. Walter Gasser
Its: President

THE TALON GROUP
AW# 15004

STATE OF UTAH
COUNTY OF SALT LAKE

On MAY 17, 2006, personally appeared before me G. Walter Gasser who being by me duly sworn did say that he is the President of WGA-IV, INC., the General Partner of SBD HOLDING, LTD., the General Partner of ST. BENEDICT DEVELOPMENT COMPANY, the General Partner of ST. BENEDICT INVESTMENT COMPANY and that the foregoing instrument was signed on behalf of said Corporation and General and Limited Partnerships and acknowledged to me that said Corporation and General and Limited Partnerships executed the same.

Debra J. Doucette
Notary Public

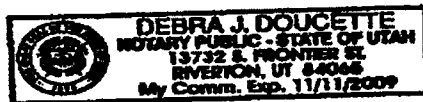


EXHIBIT "A"
Legal Description

Beginning at a point North 1282.73 feet and West 579.26 feet from the SE corner Section 17, T5N, R1W, SLB&M and running thence S 72°26' W, 430.00 feet; thence N 33°01'30" W, 109.01 feet; thence N 0°26' E, 23.06 feet; thence N 72°26' E, 451.93 feet; thence S 17°34' E, 127.00 feet to beginning. Containing 56,695 sq. feet or 1.3015 acres. Also the following described area: Beginning at the NE Cor. of St. Benedict's Professional Building, Phase II, said point being North 1407.66 feet and West 610.74 feet from the SE Cor. Sec. 17, T5N, R1W, SLB&M and running thence S 17°34' E, 73.33 feet; thence S 72°26' W, 7.70 feet; thence N 17°34' W, 71.73 feet; thence S 72°26' W, 137.63 feet; thence N 17°34' W, 1.60 feet; thence N 72°26' E, 145.33 feet to beg. Containing 785 sq ft or 0.0180 acres.

07-053-0028 ABSTRACT ONLY

EXHIBIT "B"
Permitted Exceptions

Those matters listed as exceptions in items 8, 9, 10, 11, 12, 14, 15, 24, 32, 34, 59, 60, 67 and 68 of Schedule B-2 of the Commitment for Title Insurance issued by First American Title Insurance Company with an effective date of March 29, 2006 (Order No. NCS-150041-RTT).