



W2181746

E# 2181746 PG 1 OF 4
DOUG CROFTS, WEBER COUNTY RECORDER
23-MAY-06 4:11 PM FEE \$21.00 DEP JM
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. 30-300-6810
30-300-6811

QUIT-CLAIM DEED

07-053-0028 ^{kl}
CLAIMS PT

ST. BENEDICT DEVELOPMENT COMPANY, a Utah general partnership, and ST. BENEDICT INVESTMENT COMPANY, a Utah limited partnership, (collectively "Grantor"), hereby QUIT CLAIMS to CNL RETIREMENT CRS2 OGDEN UT, LP, a Delaware limited partnership, of c/o The Cirrus Group, 9301 North Central Expressway, Suite 300, Dallas, Texas 75231, ("Grantee"), for the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, all personal property, improvements, fixtures, machinery, equipment, supplies and other articles of tangible and intangible personal property of every type and nature, including all permits, licenses, certificates of occupancy, consents and approvals and trade names, goodwill and tenant deposits and also including without limitation, the items listed on Exhibit "B" attached hereto, located on the following-described real property situated in Weber County, State of Utah:

THE TALON GROUP
P/W 15004

See Attached Exhibit "A"

IN WITNESS WHEREOF, Grantor has executed this document this 22nd day of May, 2006.

ST. BENEDICT DEVELOPMENT COMPANY,
a Utah general partnership

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

ST. BENEDICT INVESTMENT COMPANY
a Utah limited partnership

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

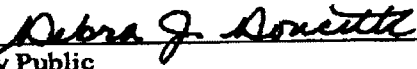
By: SBD HOLDING, LTD., a Utah limited partnership
Its: General Partner

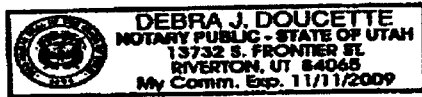
By: WGA-IV, INC., a Utah corporation
Its: General Partner


By: G. Walter Gasser
Its: President

STATE OF UTAH
COUNTY OF SALT LAKE

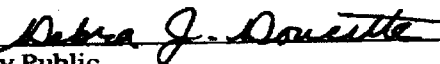
On MAY 17, 2006, personally appeared before me G. Walter Gasser who being by me duly sworn did say that he is the President of WGA-IV, INC., the General Partner of SBD HOLDING, LTD., the General Partner of ST. BENEDICT DEVELOPMENT COMPANY, and that the foregoing instrument was signed on behalf of said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


Notary Public



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 Limited Partnership and acknowledged to me that said Limited Partnership executed the same.


Notary Public

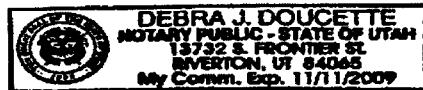


EXHIBIT "A"
Legal Description

Beginning at a point which is N 00°26' East 1591.33 feet along section line and N 89°34' W 406.76 feet from the Southeast corner of said Section 17 and running thence S 17°34' E, 241.40 feet; thence South 72°26' W, 270.00 feet; thence N 17°34' W, 127.00 feet; thence S 72°26' W, 146.93 feet; thence N 00°26' E, 145.10 feet; thence N 72°26' E, 89.93 feet; thence N 16°06' E, 89.71 feet; thence easterly along the arc of a 582.06 foot radius curve to the left, 159.16 feet (Long Chord bears S 81°44' E, 158.66 feet), thence S 89°34' E, 94.24 feet to the point of beginning. Containing 2.19 acres more or less. Excluding the following described property: 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.

Less and excepting therefrom:

Commencing from the Southeast corner of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, thence North 00°26'00" East 1624.33 feet along section line and North 89°34'00" West 417.48 feet, and South 17°34'00" West 276.10 feet; and running thence South 72°26'00" West 241.08 feet to the wall of an enclosed walkway; thence North 17°35'25" West 16.24 feet along said walkway; thence North 72°24'35" 241.08 feet; thence South 17°34'00" East 16.34 feet to the point of beginning.

And less and excepting therefrom:

Beginning at the Northwesterly corner of the Medical Arts Building said point also being thence North 00°26'00" East along section line 1409.42 feet, and West 373.25 feet from the Southeast corner of Section 17, Township 5 North, Range 1 West, Salt Lake Base & Meridian; and running thence North 72°18'05" East along the outside edge of said building 25.21 feet to the Easterly limits of Parcel "1" Book 395, Page 512; thence South 17°34'00" East along said Parcel "1" 39.07 feet to the Southerly limits of Parcel "1"; thence South 72°24'35" West along said Southerly limits of Parcel "1" 25.12 feet to the Westerly outside edge of the Medical Arts Building; thence North 17°41'65" West along said building 39.02' to the point of beginning.

And less and excepting therefrom:

Beginning at the Northwesterly corner of the Ogden Regional Hospital Building said point also being thence North 00°26'00" East along section line 1300.10 feet, and West 574.72 feet from the Southeast corner of Section 17, Township 5 North, Range 1 West, Salt Lake Base & Meridian; and running thence North 72°18'05" East along the outside edge of said building 9.99 feet to the Westerly limits of the quit claim Parcel "1" Book 1455 Page 442; thence South 17°35'25" East along said quit claim Parcel "1" 12.21 feet to the southerly limits of lease description Parcel "1" book 395 page 512; thence South 72°26'00" West along said southerly limits of Parcel "1" 9.96 feet to the Westerly outside edge of the Ogden Regional Hospital Building; thence North 17°41'55" West along said outside edge of building 12.19 feet to the point of beginning.

EXHIBIT "B"
Personal Property

1. Lighting fixtures, signs, decorative accessories, barriers, traffic control devices and similar equipment;
2. Air conditioning/heating/ventilating units and equipment;
3. Electronic security equipment and remote transmitter devices;
4. Tools, equipment, parts and supplies used for the maintenance of the Property (as hereafter defined), such as hoses, snow blower and ladders;
5. Furnishings situated within common areas including rugs, artwork, furniture, such as approximately 15 paintings on hall walls;
6. Operating manuals, service instructions and all records pertaining to the operation, maintenance and repair of equipment; and
7. Other items: Entrance and waiting room furniture.