



W2181747

E# 2181747 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. 30-300-6810
30-300-6814

THE TALON GROUP
AW# 150041

QUIT-CLAIM DEED
(Phase II)

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:

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


7

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

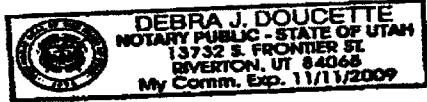
By: WGA-IV, INC., a Utah corporation
Its: General Partner


By: G. Walter Gasser
Its: President

STATE OF UTAH
COUNTY OF SALT LAKE

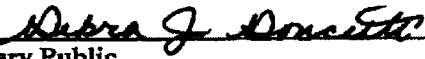
On MAY 17, 2006, personally appeared before me G. Walter Gasser who being by me duly sworn did say that he is the President of WGA-IV, INC., the General Partner of SBD HOLDING, LTD., the General Partner of ST. BENEDICT DEVELOPMENT COMPANY, and that the foregoing instrument was signed on behalf of said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

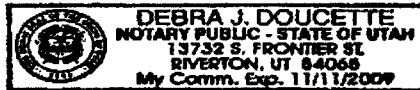


EXHIBIT "A"
Legal Description

Beginning at a point 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 CLAIMS PT

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.**