

Entry 2019008375  
Book 1634 Pages 300-302 \$40.00  
27-Dec-19 04:06  
BRENDA MCDONALD  
RECORDER, UINTAH COUNTY, UTAH  
FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SALT LAKE  
215 SOUTH STATE STREET, SUITE 380, SALT LAKE CITY, UTAH 84111  
Rec By: Dana Brown, Deputy Recorder  
Electronic Recording

When recorded, mail to:

Vernal Ventures II LLC  
605 Palencia Club Drive  
St. Augustine, FL 32095  
Attention: Barry W. DeGroot

Ent 2019008375  
Book 1634 Pg 300

Parcel Number: 05-052-0204

First American Title  
National Commercial Services  
NCS File # 968808

**SPECIAL WARRANTY DEED**  
(Ashley Creek Phase II)

**ASHLEY CREEK VILLAGE II, LLC**, a Utah limited liability company, ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through, or under said Grantor, to **VERNAL VENTURES II LLC**, a Florida limited liability company (as to 51.41%) and **GLEMSER BETHLEHEM PROPERTY, LP**, a Pennsylvania limited partnership (as to 48.59%), *as Tenants in Common* (collectively, "Grantee"), with an address of 605 Palencia Club Drive, St. Augustine, FL 32095, that certain real property more particularly described on Exhibit A attached hereto (the "Property");

TOGETHER WITH all improvements thereon, and any and all water rights, mineral rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges, entitlements, and appurtenances with respect to the Property, now or hereafter appertaining to, used or enjoyed with said real property, or any part thereof; and

SUBJECT TO all covenants, conditions, easements, rights-of-way, reservations, and restrictions now of record.

*[Signatures and Acknowledgements Pages Follow]*

EXECUTED this 27 day of December, 2019.

GRANTOR:

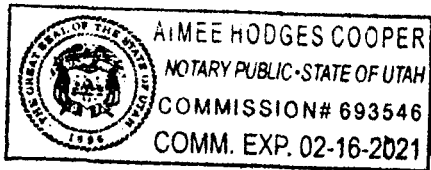
ASHLEY CREEK VILLAGE II, LLC,  
a Utah limited liability company

By: [Signature]  
Name: Michael C. Bingham  
Title: Manager

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF UTAH        )

On this 27<sup>th</sup> day of DECEMBER, 2019, before me, the undersigned officer, personally appeared Michael C. Bingham, as Authorized Signatory Ashley Creek Village II, LLC, and that he, as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Signatory.

In witness whereof, I hereunto set my hand and official seal.



[Signature]  
NOTARY PUBLIC

**Exhibit A**  
**Legal Description of Property**

Lot 4 of Ashley Creek Village Subdivision, Vernal City, Uintah County, Utah, according to the official plat thereof on file and of record in the office of the Uintah County Recorder.

Exhibit A