



PROVOLAND  
TITLE COMPANY  
File# 61983A



ENT 7443:2014 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2014 Feb 03 4:32 pm FEE 17.00 BY SS  
RECORDED FOR PROVO LAND TITLE COMPANY

## WARRANTY DEED

**Nelson Brothers BYU Apartments, LLC**

GRANTOR(S) for and in *consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration* in hand paid by

**NB-BYU Apartments TIC 3, LLC as to an undivided 13.1341 % interest of the Nelson Brothers BYU Apartment, LLC's undivided ~~66.3750~~ % interest**

GRANTEE(S), of **16B Journey Aliso Viejo, CA 92656**

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in UTAH County, Utah:

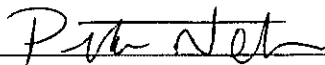
See Attached Exhibit "A"

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

TAX SERIAL NO. 22-15-75

WITNESS our hands on this 30th day of January, 2014

Nelson Brothers BYU Apartments, LLC

  
by: Patrick Nelson

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

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On January 30<sup>th</sup> 2014 before me, Christina Moser, Notary Public  
(here insert name and title of the officer)

personally appeared Patrick Nelson

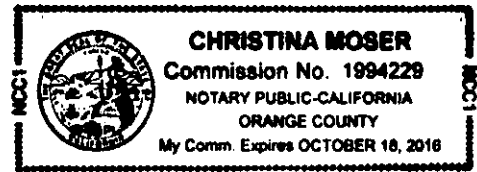
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

(Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

TIC 3

(Title or description of attached document continued)

Number of Pages 1 Document Date 01.30.14

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer  
\_\_\_\_\_  
(Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

## EXHIBIT "A"

Tax Serial No. 22-15-75

### Parcel 2(a) description:

Commencing at a point located on the West right of way line of 900 East Street, said point being located North 89° 16' 28" East along the Section line 1083.34 feet and South 469.29 feet from the North Quarter Corner of Section 6, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 89° 49' 33" West along an existing fence line and its line extended 84.80 feet said fence line is also the boundary fence line agreed upon as recorded September 20, 2006 as Entry No. 124196 at the Utah County Recorder; thence North 00° 28' 29" East 69.55 feet; thence South 89° 22' 29" East 84.80 feet to said West right of way line of 900 East Street, thence South 00° 28' 29" West along said 900 East westerly right-of-way line 68.89 feet to the point of beginning.

### Parcel 2(b) description:

Commencing at a point located North 89° 16' 28" East along the Section line 932.54 feet and South 466.33 feet from the North Quarter Corner of Section 6, Township 7 South, Range 3 East, Salt Lake Base and Meridian, said point of beginning is also on an existing chain link fence and very near to a found rebar and cap set by RB&G 4860; thence South 89° 24' 31" East 66.00 feet to an existing fence corner; thence North 00° 28' 29" East to the southerly right-of-way line of 900 North Street 159.63 feet; thence North 89° 24' 31" West along said 900 North southerly right-of-way line 66.00 feet; thence South 00° 28' 29" West 159.625 feet to the point of beginning.

### Parcel 3 description:

Commencing at a point located on the North right-of-way line of 820 North Street and on line with an existing chain link fence, said point being located North 89° 16' 28" East along the Section line 931.20 feet and South 627.43 feet from the North Quarter Corner of Section 6, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00° 28' 29" East along an existing fence line and its line extended 161.125 feet; thence South 89° 24' 31" East 66.00 feet to the intersection with an existing chain link fence; thence South 00° 28' 29" West along an existing fence line and its line extended, said line is also the West subdivision line of Washington Condominiums; to a point on said North right-of-way of 820 North 160.88 feet; thence along said right-of-way North 89° 37' 31" West 66.00 feet the point of beginning.

### Parcel #4:

Commencing at a point located on the South boundary of 900 North Street, said point being located North 89° 16' 28" East along the section line 999.86 feet and South 308.25 feet from the North Quarter Corner of Section 6, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 00° 28' 29" West 90.18 feet; thence South 89° 22' 29" East to the Westerly right-of-way line of 900 East Street 84.80 feet; thence North 00° 28' 29" East along said 900 East Street's Westerly right-of-way line 74.23 feet; thence along the arc of 16 foot radius curve to the left 25.17 feet (chord bears North 44° 28' 01" West 22.65 feet; thence North 89° 24' 31" West along the 900 North Street Southerly right-of-way line 68.89 feet to the point of beginning.