

DEED PREPARED BY
David Greenman
302 N. El Camino Real, Suite 114
San Clemente, CA 92672

ENT 36188:2014 PG 1 of 3
Jeffery Smith
Utah County Recorder
2014 May 29 01:43 PM FEE 15.00 BY SW
RECORDED FOR Founders Title Company
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL DEED TO
The Victorian Home, LLC
Attn: Daniel Smith
2571 Lucky John Drive
Park City, Utah 84060

FILE NO.

F-85673UT

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS Special Warranty Deed is made this 29th day of May, 2014 by between U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as successor by merger to LaSalle Bank National Association, as Trustee for the registered holders of Bear Sterns Commercial Mortgage Securities Inc., Commercial Mortgage Pass-Through Certificates, 2006-PWR13 ("Grantor"), to THE VICTORIAN HOME LLC ("Grantee").

Grantor, for and in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, and Grantee's heirs and assigns forever, the real estate in Davis County, Utah, more particularly described on EXHIBIT 'B' attached hereto and by reference made a part hereof, subject to non-delinquent taxes and covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey said land; that, subject to the matters set forth herein, Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

In Witness Whereof, Grantor has executed this Special Warranty Deed the day and year first above written.

SEE SIGNATURE ADDENDUM ATTACHED AS EXHIBIT 'A'

EXHIBIT 'A'

SIGNATURE ADDENDUM TO SPECIAL WARRANTY DEED

U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as successor by merger to LaSalle Bank National Association, as Trustee for the registered holders of Bear Sterns Commercial Mortgage Securities Inc., Commercial Mortgage Pass-Through Certificates, 2006-PWR13

By: Situs Holdings, LLC, a Delaware limited liability company, its special servicer

By: John Maute
Name: John Maute
Title: Senior Managing Director

STATE OF CALIFORNIA)

COUNTY OF

On May 27, 2014 before me, Theresa R. Dye, Notary Public, personally appeared John Maute, 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 Theresa R. Dye (Seal)

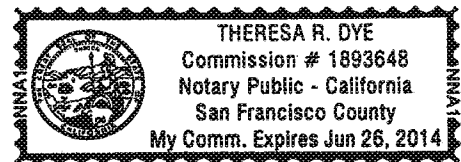


EXHIBIT 'B'

LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the West line of 100 West Street, Orem, Utah, said point being North 0°38'10" West along Section line 230.73 feet and West 696.80 feet (based on the Utah State Plane Coordinate System, Utah Central Zone) from the East Quarter corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 0°37'13" West along the West line 155.52 feet; thence South 89°35'15" West 273.69 feet; thence North 0°22'30" West 0.78 feet; thence South 89°35'15" West 13.26 feet; thence South 0°37'13" East 154.90 feet; thence North 89°51'54" East 286.96 feet to the point of beginning.

PARCEL 1A:

Non-Exclusive Easement for the benefit of Parcel 1 for pedestrian and vehicular ingress, egress and parking across the land described below as created by that certain Reciprocal Easement Agreement, by and between First Security Bank, N.A., and Otterstrom, LLC, recorded September 9, 1997 as Entry No. 70360 in Book 4373 at Page 315 of Official Records, Utah County, Utah and being more particularly described as follows:

Beginning at a point North 256.75 feet and West 695.80 feet from the East Quarter corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°59'37" West 3.84 feet; thence South 0°37'13" East 26.03 feet; thence South 89°51'54" West 13.04 feet; thence South 55.01 feet; thence South 89°51'54" West 372.13 feet; thence South 0°08'06" East 122.63 feet; thence West 55.00 feet; thence North 0°08'06" West 117.89 feet; thence South 89°56'37" West 204.67 feet; thence North 0°02'10" East 31.07 feet; thence North 89°13'51" East 296.00 feet; thence North 0°18'19" West 177.27 feet; thence East 69.36 feet; thence South 0°32'47" East 123.12 feet; thence North 89°51'54" East 68.99 feet; thence North 0°32'27" West 9.50 feet; thence East 213.80 feet; thence South 0°30'21" East 11.97 feet to the point of beginning.

For Informational Purposes Only: Tax ID No. 17:042:0084