

01052851 B: 2370 P: 1153

Page 1 of 2

Mary Ann Trussell, Summit County Utah Recorder

09/01/2016 02:28:49 PM Fee \$12.00

By METRO NATIONAL TITLE

Electronically Recorded

Mail Tax notice to:

Grantee

P.O. Box 684397

Park City, UT 84068

MNT File No.: 52776

Tax ID No.: USC-301-1AM

WARRANTY DEED

Curtis K. Gardner and Patricia A. Gardner, as Trustees of the Gardner Family Revocable Trust of January 3, 1992

GRANTOR of Fresno, State of California, hereby **CONVEYS** and **WARRANTS TO**:

Malibu Partners Property Fund II, LLC, a Utah limited liability company

GRANTEE of P.O. Box 397684, Park City, UT 84068 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Summit County, State of Utah:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 30TH day of August, 2016.

The Gardner Family Revocable Trust

Curtis K. Gardner TRUSTEE
Curtis K. Gardner, Trustee

Patricia A. Gardner TRUSTEE
Patricia A. Gardner, Trustee

State of California County of Fresno ss:

On August 30th, 2016, personally appeared before me Curtis K. Gardner and Patricia A. Gardner who upon being duly sworn (or affirmed) upon oath that they did sign the foregoing instrument with authority as granted in the capacity as Trustee of the Gardner Family Revocable Trust, and that the said Curtis K. Gardner and Patricia A. Gardner duly acknowledged to me that they executed the same.

[Signature]
Notary Public

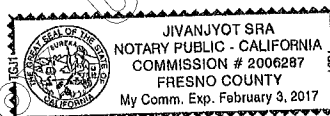


Exhibit "A"

An Undivided 1/8 interest share in Unit 301, AKA (301-D) contained within the First Amended Condominium Plat of Union Square Condominium, as the same is identified in the record of survey map recorded in Summit County, Utah, as Entry No. 774532 (As said map may have heretofore been Amended Supplemented by Entry No. 879382) and in the Declaration of Condominium for Union Square recorded in Summit County, Utah, as Entry No. 774533, in Book 1784, at Page 195 (As said Declaration may have heretofore been Amended or Supplemented) of the Official Records.

Together with: (A) The undivided interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit; (B) The Exclusive right to use and enjoy each of the limited common areas which is appurtenant to said unit; and (C) the non-exclusive right to use and enjoy the common areas and facilities included in said condominium project (As said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (As said Declaration and Map may hereafter be Amended or Supplemented) and the Utah Condominium Act.

Together with: The Exclusive Right to possession and occupancy of the aforementioned shared interest in Unit in the Sky Lodge during certain vacation time in accordance with the shared ownership regime and the reservation policies and procedures.

01052852 B: 2370 P: 1155

Page 1 of 3

Mary Ann Trussell, Summit County Utah Recorder

09/01/2016 02:29:18 PM Fee \$14.00

By METRO NATIONAL TITLE

Electronically Recorded

Mail Tax notice to:

Grantee

P.O. Box 684397

Park City, UT 84068

MNT File No.: 52938

Tax ID No.: USC-206-1AM

WARRANTY DEED

Louise J. Walton Trust, dated 3rd day of July, 2002 with an undivided 50% interest as tenants in common, and Mark C. Kramer Trust, dated the 30th day of December 2004 with an undivided 50% interest as tenants in common

GRANTOR of Park City, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

Malibu Partners Property Fund II, LLC, a Utah limited liability company

GRANTEE of P.O. Box 684397, Park City, UT 84068 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Summit County, State of Utah:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 30 day of August, 2016.

Louise J. Walton Trust



Louise J. Walton, Trustee

Mark C. Kramer Trust

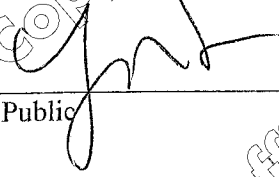


Mark C. Kramer, Trustee

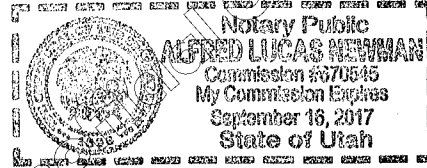
{ACKNOWLEDGEMENT PAGE TO FOLLOW}

State of Utah County of Summit)ss:

On August 20, 2016, personally appeared before me **Louise J. Walton** who upon being duly sworn (or affirmed) upon oath that she did sign the foregoing instrument with authority as granted in the capacity as Trustee of Louise J. Walton Trust, and that the said **Louise J. Walton** duly acknowledged to me that she executed the same.

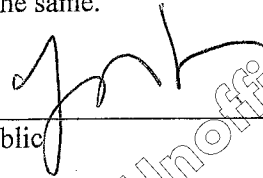


Notary Public



State of Utah County of Summit)ss:

On August 22, 2016, personally appeared before me **Mark C. Kramer** who upon being duly sworn (or affirmed) upon oath that he did sign the foregoing instrument with authority as granted in the capacity as Trustee of Mark C. Kramer Trust, and that the said **Mark C. Kramer** duly acknowledged to me that he executed the same.



Notary Public

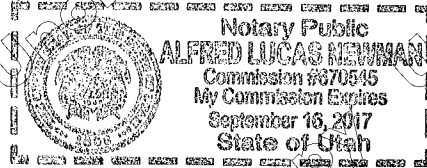


EXHIBIT "A"

An Undivided 1/8 interest share in Unit 206, AKA (206-2-E) contained within the First Amended Condominium Plat of Union Square Condominium, as the same is identified in the record of survey map recorded in Summit County, Utah, as Entry No. 774532 (As said map may have heretofore been Amended Supplemented by Entry No. 879382) and in the Declaration of Condominium for Union Square recorded in Summit County, Utah, as Entry No. 774533, in Book 1784, at Page 195 (As said Declaration may have heretofore been Amended or Supplemented) of the Official Records.

Together with: (A) The undivided interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit; (B) The Exclusive right to use and enjoy each of the limited common areas which is appurtenant to said unit; and (C) the non-exclusive right to use and enjoy the common areas and facilities included in said condominium project (As said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (As said Declaration and Map may hereafter be Amended or Supplemented) and the Utah Condominium Act.

Together with: The Exclusive Right to possession and occupancy of the aforementioned shared interest in Unit in the Sky Lodge during certain vacation time in accordance with the shared ownership regime and the reservation policies and procedures.

When recorded, return to:
MALIBU PARTNERS PROPERTY FUND II, LLC,
a Utah limited liability company
P.O. Box 684397
Park City, UT 84068
File No. 30173

Warranty Deed

STEPHEN P. VERMUT, also known as Stephan P. Vermut, and BARBARA VERMUT, as
Grantors, of San Francisco, CA, hereby convey and warrant to **MALIBU PARTNERS PROPERTY**
FUND II, LLC, a Utah limited liability company, as Grantee, of Park City, UT for the sum of Ten &
No/100 Dollars (and other good & valuable consideration), the following described tract of land in
Summit County, State of Utah, to wit:

See Attached Exhibit A


Subject to the general property taxes for the year 2016 and thereafter. Subject to easements and
restrictions of record. Excepting therefrom all oil, gas and/or other minerals previously reserved.

WITNESS the hands of said Grantors this 6 day of **September, 2016**


STEPHEN P. VERMUT

also known as


STEPHAN P. VERMUT


BARBARA VERMUT

STATE OF California

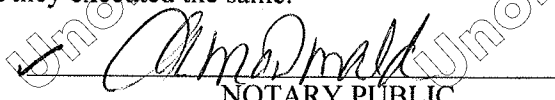
SS:

COUNTY OF San Francisco

On the 6th day of **September, 2016**, personally appeared before me **STEPHEN P. VERMUT**
also known as Stephan P. Vermut and BARBARA VERMUT, the signer of the foregoing
instrument, who duly acknowledged to me that they executed the same.

Commission expires: Nov. 2, 2016

Residing at: San Francisco, CA


NOTARY PUBLIC

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

On September 6, 2016 before me, A.C. McDONALD, Notary Public
(insert name and title of the officer)

personally appeared Stephan P. Vermont and Barbara Vermont
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 *A.C. McDonald*

(Seal)

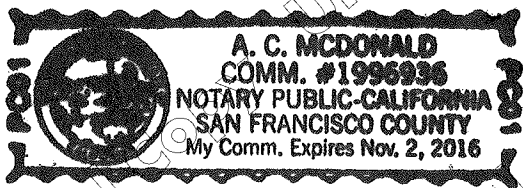


EXHIBIT "A"

An undivided 1/8 share interest in Unit 403, aka (403-6-A) contained within UNION SQUARE CONDOMINIUM, FIRST AMENDED, as same is identified in the Record of Survey Map recorded April 12, 2006 as Entry No. 774532 and First Amended Plat recorded August 3, 2009 as Entry No. 879382, records of Summit County, Utah, and in the Declaration of Condominium for Union Square recorded April 12, 2006 as Entry No. 774533, in Book 1784, at Page 195, records of Summit County, Utah (as said Declaration may have heretofore or hereafter been amended or supplemented).

Together with: (A) the undivided interest in said condominium project's common areas and facilities which is appurtenant to said unit; (B) the exclusive right to use and enjoy each of the limited common areas which is appurtenant to said unit; and (c) the non-exclusive right to use and enjoy the common areas and facilities included in said condominium project as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Act.

Together with: the exclusive right to possession and occupancy of the aforementioned shared interest in unit in the SKY LODGE during certain vacation time in accordance with the shared ownership regime and the reservation policies and procedures. USC-403-1AM

When recorded, return to:
MALIBU PARTNERS PROPERTY FUND II, LLC,
a Utah limited liability company
P.O. Box 684397
Park City, UT 84068
File No. 30173

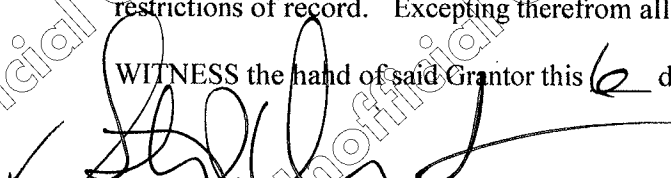
Warranty Deed

STEPHAN P. VERMUT and BARBARA T. VERMUT, Trustees of the STEPHAN P. VERMUT and BARBARA T. VERMUT 2002 TRUST dated March 19, 2002, as Grantors, of San Francisco, CA, hereby convey and warrant to **MALIBU PARTNERS PROPERTY FUND II, LLC, a Utah limited liability company,** as Grantee, of Park City, UT for the sum of Ten & No/100 Dollars (and other good & valuable consideration), the following described tract of land in Summit County, State of Utah, to wit:

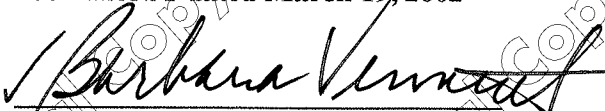
See Attached Exhibit A

Subject to the general property taxes for the year 2016 and thereafter. Subject to easements and restrictions of record. Excepting therefrom all oil, gas and/or other minerals previously reserved.

WITNESS the hand of said Grantor this 6 day of September, 2016



**STEPHAN P. VERMUT, Trustee of the
STEPHAN P. VERMUT and BARBARA T. VERMUT
2002 TRUST dated March 19, 2002**



**BARBARA T. VERMUT, Trustee of the
STEPHAN P. VERMUT and BARBARA T. VERMUT
2002 TRUST dated March 19, 2002**

STATE OF California)
SS:
COUNTY OF San Francisco

On the 6th day of **September, 2016** personally appeared before me **STEPHAN P. VERMUT and BARBARA T. VERMUT,** who being by me duly sworn, did say that they are the Trustees of **STEPHAN P. VERMUT and BARBARA T. VERMUT 2002 TRUST dated March 19, 2002** and duly acknowledged to me that they are authorized to sign the foregoing instrument on behalf of said trust by authority of its trust agreement, and said **STEPHAN P. VERMUT and BARBARA T. VERMUT** duly acknowledged to me that said trust executed the same.

Commission expires: Nov. 2, 2016
Residing at: San Francisco, CA



NOTARY PUBLIC

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

On September 6, 2016 before me, A. C. McDONALD, Notary Public
(insert name and title of the officer)

personally appeared Stephen P. Vermont and Barbara T. Vermont
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

[Handwritten Signature]

(Seal)

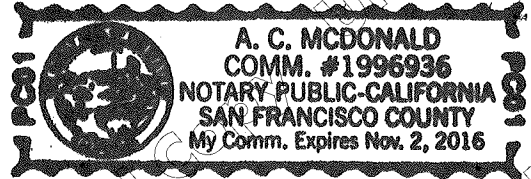


EXHIBIT "A"

PARCEL 1:

An undivided 1/8 share interest in Unit 403, aka (403-2-B), contained within UNION SQUARE CONDOMINIUM, FIRST AMENDED, as same is identified in the Record of Survey Map recorded April 12, 2006 as Entry No. 774532 and First Amended Plat recorded August 3, 2009 as Entry No. 879382, records of Summit County, Utah, and in the Declaration of Condominium for Union Square recorded April 12, 2006 as Entry No. 774533, in Book 1784, at Page 195, records of Summit County, Utah (as said Declaration may have heretofore or hereafter been amended or supplemented).

Together with: (A) the undivided interest in said condominium project's common areas and facilities which is appurtenant to said unit; (B) the exclusive right to use and enjoy each of the limited common areas which is appurtenant to said unit; and (c) the non-exclusive right to use and enjoy the common areas and facilities included in said condominium project as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Act.

Together with: the exclusive right to possession and occupancy of the aforementioned shared interest in unit in the SKY LODGE during certain vacation time in accordance with the shared ownership regime and the reservation policies and procedures. USC-403-1AM

PARCEL 2:

An undivided 1/8 share interest in Unit 403, aka (403-3-C) contained within UNION SQUARE CONDOMINIUM, FIRST AMENDED, as same is identified in the Record of Survey Map recorded April 12, 2006 as Entry No. 774532 and First Amended Plat recorded August 3, 2009 as Entry No. 879382, records of Summit County, Utah, and in the Declaration of Condominium for Union Square recorded April 12, 2006 as Entry No. 774533, in Book 1784, at Page 195, records of Summit County, Utah (as said Declaration may have heretofore or hereafter been amended or supplemented).

Together with: (A) the undivided interest in said condominium project's common areas and facilities which is appurtenant to said unit; (B) the exclusive right to use and enjoy each of the limited common areas which is appurtenant to said unit; and (c) the non-exclusive right to use and enjoy the common areas and facilities included in said condominium project as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Act.

Together with: the exclusive right to possession and occupancy of the aforementioned shared interest in unit in the SKY LODGE during certain vacation time in accordance with the shared ownership regime and the reservation policies and procedures. USC-403-1AM

Recording Requested by:
First American Title Insurance Agency, LLC
1750 Sun Peak Drive, Suite 150
Park City, UT 84098
(435)615-0404

01053242 B: 2371 P: 1082

Page 1 of 3

Mary Ann Trussell, Summit County Utah Recorder
09/07/2016 03:23:18 PM Fee \$14.00
By FIRST AMERICAN - SUN PEAK
Electronically Recorded

AFTER RECORDING RETURN TO:
Malibu Partners Property Fund II, LLC
P.O. Box 397684
Park City, UT 84068

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **385-5796488 (CD)**
A.P.N.: **USC-504-1AM**

Mark Litchfield and Kristin J. Rotter as joint tenants, Grantor, hereby CONVEY AND WARRANT to

Malibu Partners Property Fund II, LLC, Grantee, of Park City, Summit County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Summit County, State of Utah:

AN UNDIVIDED 1/8 SHARE INTEREST IN UNIT 504, AKA (504-3-C) CONTAINED WITHIN THE UNION SQUARE CONDOMINIUM FIRST AMENDED, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SUMMIT COUNTY, AS ENTRY NO. 879382 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN SUMMIT COUNTY, AS ENTRY NO. 774533 IN BOOK 1784 AT PAGE 195 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

TOGETHER WITH: THE EXCLUSIVE RIGHT TO POSSESSION AND OCCUPANCY OF THE AFOREMENTIONED SHARED INTEREST IN UNIT IN THE SKY LODGE DURING CERTAIN VACATION TIME IN ACCORDANCE WITH THE SHARED OWNERSHIP REGIME AND THE RESERVATION POLICIES AND PROCEDURES.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

Witness, the hand(s) of said Grantor(s), this 9-6-16

This Document being signed in counterpart, but shall have the same effect as if both signatures appeared on one document.

X [Signature]
Mark Litchfield

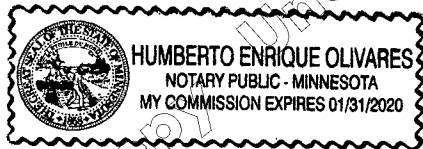
[Signature]
Kristin J. Rotter

STATE OF Minnesota)
County of Washington) ss.

On September 6, 2016, before me, the undersigned Notary Public, personally appeared **Mark Litchfield**, personally known to me (or 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 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.

WITNESS my hand and official seal.

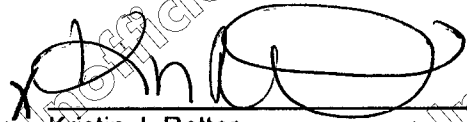
My Commission Expires: 01/31/2020 X [Signature]
Notary Public



Witness, the hand(s) of said Grantor(s), this 9-6-16.

This Document being signed in counterpart, but shall have the same effect as if both signatures appeared on one document.

Mark Litchfield



Kristin J. Rotter

STATE OF Minnesota)
County of Hennepin) ss.

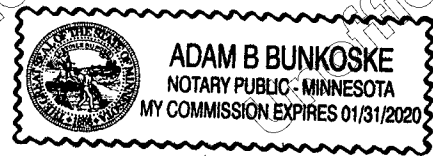
On Sept. 6th, 2016, before me, the undersigned Notary Public, personally appeared **Kristin J. Rotter**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 01/31/2020



Notary Public



Mary Ann Trussell, Summit County Utah Recorder

09/16/2016 02:04:08 PM Fee \$12.00

By US TITLE - PARK CITY

Electronically Recorded

U.S. Title File # SU73328CW

WHEN RECORDED MAIL TO:
Malibu Partners Property Fund II, LLC
1745 Sidewinder Dr
Park City, UT. 84060

WARRANTY DEED

VALLEYBIRD PROPERTIES, LLC

of KANSAS CITY, County of JACKSON, State of MO
hereby CONVEYS and WARRANTS to

Grantor,

Malibu Partners Property Fund II, LLC

Grantee,

of PARK CITY County of SUMMIT, State of UT for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SUMMIT, State of UT, to-wit

An undivided 1/8 Share Interest in Unit 401 (aka 401-4-B) contained within FIRST AMENDED CONDOMINIUM PLAT OF UNION SQUARE CONDOMINIUM, as the same is identified in the Record of Survey Map recorded in Summit County, Utah as Entry No. 879382, (as said Map may have heretofore been amended or supplemented,) and in the Declaration of Condominium for Union Square recorded in Summit County, Utah as Entry No. 774533 in Book 1784 at page 195, (as said Declaration may have heretofore been amended or supplemented,) of the Official Records.

TOGETHER WITH: (A) the undivided interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit; (B) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (C) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project, (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map, (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Act.

TOGETHER WITH: The exclusive right to possession and occupancy of the aforementioned shared interest in Unit in Sky Lodge during certain vacation time in accordance with the Shared Ownership Regime and the Reservation Policies and Procedures.

USC-401-1AM

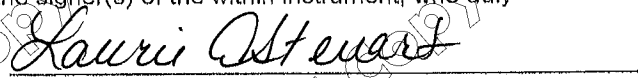
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2016 taxes and thereafter.

WITNESS the hand of said grantor, this 13 day of September, 2016


Steven W. Fletcher, Managing Member

STATE OF **KANSAS**
COUNTY OF **WYANDOTTE**)
:ss)

On the 13th day of September, 2016, personally appeared before me **STEVEN W. FLETCHER MANAGING MEMBER OF VALLEYBIRD PROPERTIES, LLC**, the signer(s) of the within Instrument, who duly acknowledged to me that they executed the same.


Laurie Stewart
Notary Public

My Commission Expires:
Residing at: 9-15-2020



01054588 B: 2374 P: 1547

Page 1 of 3

Mary Ann Trussell, Summit County Utah Recorder

09/26/2016 03:01:08 PM Fee \$14.00

By METRO NATIONAL TITLE

Electronically Recorded

Mail Tax notice to:

Grantee

P.O. Box 684397

Park City, UT 84068

MNT File No.: 53730

Tax ID No.: USC-305-1AM

WARRANTY DEED

Joseph Fick

GRANTOR of Newbury Park, State of California, hereby **CONVEYS** and **WARRANTS TO:**

Malibu Partners Property Fund II, LLC, a Utah limited liability company

GRANTEE of P.O. Box 684397, Park City, UT 84068 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Summit County, State of Utah:

See attached Exhibit "A"

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 23 day of September, 2016.

x Joseph Fick
Joseph Fick

State of California County of Ventura)ss:

On this date, September 23rd, 2016, personally appeared before me Joseph Fick, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

(see Attached)
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On the 23rd of September 2016 before me, Robert A. Brink III Notary public
(insert name and title of the officer)

personally appeared Joseph Fick
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 [Handwritten Signature]

(Seal)

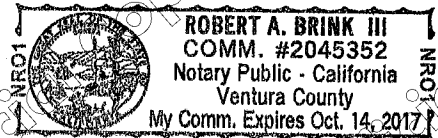


EXHIBIT "A"

An Undivided 1/8 interest share in Unit 305-1, AKA (305-1-B) contained within the First Amended Condominium Plat of Union Square Condominium, as the same is identified in the record of survey map recorded in Summit County, Utah, as Entry No. 774532 (As said map may have heretofore been Amended Supplemented by Entry No. 879382) and in the Declaration of Condominium for Union Square recorded in Summit County, Utah, as Entry No. 774533, in Book 1784, at Page 195 (As said Declaration may have heretofore been Amended or Supplemented) of the Official Records.

Together with: (A) The undivided interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit; (B) The Exclusive right to use and enjoy each of the limited common areas which is appurtenant to said unit; and (C) the non-exclusive right to use and enjoy the common areas and facilities included in said condominium project (As said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (As said Declaration and Map may hereafter be Amended or Supplemented) and the Utah Condominium Act.

Together with: The Exclusive Right to possession and occupancy of the aforementioned shared interest in Unit in the Sky Lodge during certain vacation time in accordance with the shared ownership regime and the reservation policies and procedures.

01054589 B: 2374 P: 1550

Page 1 of 2

Mary Ann Trussell, Summit County Utah Recorder

09/26/2016 03:01:20 PM Fee \$12.00

By METRO NATIONAL TITLE

Electronically Recorded

Mail Tax notice to:

Grantee

P.O. Box 684397

Park City, UT 84068

MNT File No.: 53976

Tax ID No.: USC-405-1AM

WARRANTY DEED

Jonathan Ames and Joanne Ames

GRANTOR of Saddle River, State of New Jersey, hereby **CONVEYS** and **WARRANTS TO:**


Malibu Partners Property Fund II, LLC, a Utah limited liability company


GRANTEE of P.O. Box 684397, Park City, UT 84068 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Summit County, State of Utah:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.


WITNESS, the hand(s) of said grantor(s), 24 day of September, 2016.


Jonathan Ames


Joanne Ames

State of New Jersey County of Bergen)ss:

On this date, September 24, 2016, personally appeared before me Jonathan Ames and Joanne Ames, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public

NICHOLAS A. TURTURRO
Notary Public of New Jersey
My Commission Expires 11-30-20

EXHIBIT "A"

An Undivided 1/8 share interest in Unit 405, aka (405-5-E) contained within Union Square Condominium, as the same is identified in the Record of Survey Map Recorded in Summit county, Utah, as Entry No. 774532 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Condominium, for Union square Recorded in Summit County, Utah, as Entry No. 774533, in Book 1784, at Page 195 (as said Declaration May have heretofore been amended or supplemented), of the Official Records.

Together With: (A) The undivided interest in said condominium Projects common areas and facilities which is appurtenant to said Unit; (B) The exclusive right to use and enjoy each if the limited common areas which is appurtenant to said unit; and (C) The non-exclusive right to use and enjoy the common areas and facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Act.

Together With: The exclusive right to possession and occupancy of the aforementioned shared interest in Unit in the Sky Lodge During certain vacation time in accordance with the shared ownership Regime and the Reservation Policies and Procedures.

Recording Requested by:
First American Title Insurance Agency, LLC
1750 Sun Peak Drive, Suite 150
Park City, UT 84098
(435)615-0404

01054590 B: 2374 P: 1552

Page 1 of 2

Mary Ann Trussell, Summit County Utah Recorder
09/26/2016 03:01:29 PM Fee \$12.00
By FIRST AMERICAN - SUN PEAK
Electronically Recorded

AFTER RECORDING RETURN TO:

*Malibu Partners Prop
P.O. Box 397684
Park City, UT 84068*

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **385-5747014 (CD)**
A.P.N.: **USC-404-1AM**

Angela Rayner, Grantor, hereby CONVEY AND WARRANT to

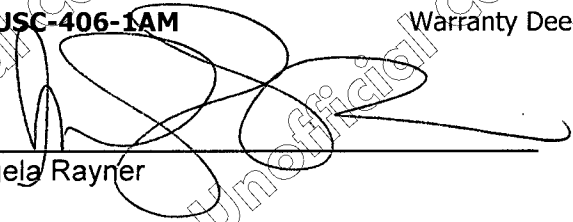
Malibu Partners Property Fund II LLC, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Summit** County, State of **Utah**:

AN UNDIVIDED 1/8 SHARE INTEREST IN UNIT 404, AKA (404-6-D), CONTAINED WITHIN THE FIRST AMENDED CONDOMINIUM PLAT, UNION SQUARE, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON APRIL 12, 2006 IN SUMMIT COUNTY, AS ENTRY NO. 774532 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON APRIL 12, 2006 IN SUMMIT COUNTY, AS ENTRY NO. 774533, IN BOOK 1784, AT PAGE 195 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2016** and thereafter.

Witness, the hand(s) of said Grantor(s), this 9/15/2016.



Angela Rayner

STATE OF UTAH)
)ss.
County of SALT LAKE)

On 4-15-16, before me, the undersigned Notary Public, personally appeared **Angela Rayner**, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires: 11-01-20



Notary Public

