

SPECIAL WARRANTY DEED

ENT7925:2019 PG 1 of 5
Jeffery Smith
Utah County Recorder
2019 Jan 30 02:16 PM FEE 22.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, I
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO:

Pinkerton Housing LLC
University Haven LLC
2600 N. Executive Parkway, Suite 120
Lehi, Utah 84043
Attn: D. Sean Clark
Tax Parcel Nos.: 18:030:0042 and 18-027-0195
CTIA#/102640

WHEN RECORDED MAIL TO:

Pinkerton Housing LLC
University Haven LLC
2600 N. Executive Parkway, Suite 120
Lehi, Utah 84043
Attn: D. Sean Clark

SPECIAL WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **NELSON BROTHERS UNIVERSITY DOWNS, LLC, a Delaware limited liability company** ("Grantor"), hereby conveys and warrants against all who claims by, through or under Grantor, to **Pinkerton Housing LLC a Utah limited liability company as to an undivided 62.5% interest and University Haven, LLC a Utah limited liability company as to an undivided 37.5% interest as Tenants in Common** ("Grantee"), the real property in the City of Orem, County of Utah, State of Utah, described on Exhibit A attached hereto and incorporated by reference herein (the "Property").

SUBJECT TO:

1. General and special real property taxes and assessments and supplemental assessments, if any, for the current fiscal year.
2. All other covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication and easements of record as of the date hereof.

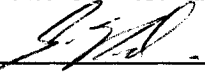
[Remainder of page intentionally left blank; Signatures on the following page.]

SIGNATURE PAGE FOR SPECIAL WARRANTY DEED

WITNESS our hand this 28 day of January, 2019

GRANTOR:

NELSON BROTHERS UNIVERSITY DOWNS, LLC,
a Delaware limited liability company

By:  _____

Name: Brian Nelson

Its: Authorized Signatory

ACKNOWLEDGMENT

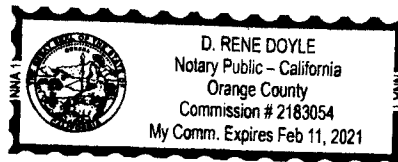
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)

COUNTY OF Orange)

On Jan. 28, 2019, before me, the undersigned, a Notary Public in and for the said State, personally appeared Brian J. Nelson, 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 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.

WITNESS my hand and official seal.



[Signature] (SEAL)
Notary Public Signature

EXHIBIT A

PARCEL 1:

Commencing at a point located South 89°28'50" West along the section line 0.61 feet and North 60.00 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°24'56" West along University Parkway 136.91 feet; thence North 00°54'32" West 380.87 feet; thence North 89°40'04" East along Plat "B", Parkway Crossing Subdivision 8.51 feet; thence South 00°31'17" East 0.04 feet; thence North 89°28'00" East 484.97 feet; thence South 30°04'07" East along a railroad right-of-way 368.02 feet; thence South 89°24'56" West along said University Parkway 535.54 feet; thence South 00°35'04" East along said University Parkway 60.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A portion of land in fee for the "Frontrunner South Commuter Rail", a Utah Transit Authority Project, being part of the Grantor's property defined in that certain Quit Claim Deed recorded October 05, 2006 as Entry No. 132408:2006, situate in the South half of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the Westerly line of the Union Pacific Railroad right of way and the Southeast corner of the Grantor's property, said point being North 89°10'40" East 540.09 feet along the South line of the Southeast quarter of said Section 21 and North 00°49'20" West 108.96 feet from the South quarter corner of said Section 21 and running thence South 88°54'05" West 14.88 feet along the Grantor's South line; thence North 30°12'55" West 379.72 feet to a point on the North line of the Grantor's property; thence North 89°25'05" East 14.96 feet along said North line to the Northeast corner of the Grantor's property and said railroad right of way; thence South 30°12'55" East 379.57 feet along said railroad right of way to the said Southeast corner and the point of beginning.

PARCEL 2:

Commencing at a point located South 89°28'50" West along the section line 137.52 feet and North 59.85 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along University Parkway the following 3 courses: South 89°24'56" West 313.09 feet; South 00°35'04" East 10.91 feet; South 89°04'45" West 275.60 feet; thence North 06°15'24" West along Plat "A", Parkway Chevron Subdivision 225.80 feet; thence South 88°43'07" West along Plat "C" Parkway Crossing Subdivision 0.30 feet; thence North 06°14'34" West along said Plat "C" 170.82 feet; thence North 76°42'11" East along Plat "B" Parkway Crossing Subdivision 5.91 feet; thence North 89°39'32" East along said Plat "B" 11.42 feet; thence North 00°04'20" West along said Plat "B" 0.15 feet; thence North 89°40'04" East along said Plat "B" 608.81 feet; thence South 00°54'32" East 380.87 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing at a point located South 89°28'50" West along the section line 726.08 feet and North 46.65 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 06°15'17" West 225.80 feet; thence South 88°43'07" West 0.28 feet; thence North 06°14'34" West 170.82 feet; thence North 76°42'11" East 5.89 feet; thence North 89°39'32" East 11.42 feet; thence North 00°04'20" West 0.16 feet; thence North 89°40'04" East 358.68 feet; thence South 00°29'20" East 209.98 feet; thence South 03°21'06" East 40.05 feet; thence South 00°29'20" East 132.00 feet; thence South 89°25'18" West 62.17 feet; thence South 00°35'04" East 10.91 feet; thence South 89°04'45" West 275.60 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Commencing at a point located South 89°28'50" West along the section line 218.65 feet and North 440.97 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 133.00 foot radius curve to the right 71.94 feet (chord bears South 74°10'23" West 71.06 feet); thence North 89°57'40" West 30.19 feet; thence North 00°20'22" West 18.79 feet; thence North 89°40'04" East 98.67 feet, more or less, to the point of beginning.