

When recorded, mail to:
MHE Enterprises, Inc.
333 Washington Blvd. #142
Marina del Rey, CA 90292
Attn: Nate Akiva
Escrow No. NT-79310

Ent 1161313 Bk 1928 Pg 1440
Date: 30-Nov-2016 01:42 PM Fee \$14.00
Cache County, UT
Michael Gleed, Rec. - Filed By TJ
For: NORTHERN TITLE COMPANY

Space above this line for recorder's use

Special Warranty Deed

Riverside Apts, LLC, a Utah limited liability company, as Grantor hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, and to none other, to, 1251 N 800 E, LLC, a Utah limited liability company, as Grantee, 333 Washington Blvd #142, Marina del Rey, CA 90292 for the sum of TEN DOLLARS and other good and valuable consideration certain real property, situated in the County of Cache, State of Utah and more particularly described on Exhibit "A" attached hereto and incorporated herein ("Property");

SUBJECT TO (i) all easements, claims of easements, covenants, restrictions, rights of way and reservations shown or not shown by the public records, appearing or not appearing of record, (ii) encroachments, or questions of location, boundary, and area which are dependent upon a correct survey or inspection of the premises for determination; (iii) unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; (iv) all leases affecting the Property; and (v) any title exception arising by, through, or under Grantee (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject only to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under the Grantor, but not otherwise.

WITNESS the hand of said Grantor this 29 day of November, 2016.

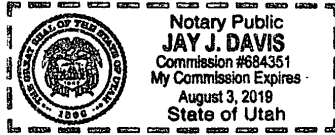
Riverside Apts, LLC
A Utah limited liability company



By: Darren Child
Its: Manager

State of UTAH)
)ss.
County of Cache)

On the 29th day of November, 2016, personally appeared before me, Darren Child, who being duly sworn did say, for himself that he is the manager of Riverside Apts, LLC and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its articles of organization and duly acknowledged to me that said limited liability company executed the same.



JJD

NOTARY PUBLIC
My Commission Expires: 8/3/19

Ent 1161313 Bk 1928 Pg 1441

EXHIBIT A

1249, 1255, 1265, 1279 NORTH 800 EAST, LOGAN, UTAH 84341

BEGINNING AT A POINT AT THE INTERSECTION OF THE EAST BANK OF THE NORTHERN CANAL AND THE WEST LINE OF 800 EAST STREET, SAID POINT OF BEGINNING LYING SOUTH 10 RODS BY RECORD FROM THE NORTHEAST CORNER OF LOT 7, BLOCK 1, PLAT "F", LOGAN FARM SURVEY AND RUNNING THENCE SOUTH 0°15'16" WEST ALONG THE SAID WEST LINE OF 800 EAST STREET 451.48 FEET (440.55 BY RECORD) TO AN EXTENDED CHAIN LINE FENCE; THENCE NORTH 87°37'45" WEST 240.01 FEET (242.86 BY RECORD) TO THE SAID EAST BANK OF THE NORTHERN CANAL AND EXTENDED CHAIN LINK FENCE; THENCE ALONG THE SAID EAST BANK AND EXTENDED CHAIN LINK FENCE THE FOLLOWING 2 COURSES: 1) NORTH 28°09'57" EAST 294.15 FEET 2) NORTH 29°28'01" EAST 209.30 FEET TO THE POINT OF BEGINNING.

(05-016-0019)

Ent 1161313 Bk 1928 Pg 1442