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4/29/2013 4:44:00 PM \$19.00
Book - 10132 Pg - 9007-9011
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, PLEASE RETURN TO:

First American Title Insurance Company
777 S. Figueroa Street, Suite 400
Los Angeles, California 90017
Attn: Valerie Curry

Tax Parcel Nos. 14-32-176-009-0000

(Space above for Recorder's Use Only)

SPECIAL WARRANTY DEED

ARC COMMUNITIES 16 LLC, a Delaware limited liability company ("Grantor"), with an address of c/o American Residential Communities, LLC, 4643 South Ulster Street, Suite 400, Denver, CO 80237, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by SUNSET VISTA, LLC, a Delaware limited liability company ("Grantee") with an address of 31200 Northwestern Highway, Farmington Hills, Michigan 48334, the receipt and sufficiency of which is hereby acknowledged, has CONVEYED and WARRANTED and by these presents does CONVEY and WARRANT unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Salt Lake County, Utah and legally described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

ARC/RHP2 Portfolio
Utah Deed (Sunset Vista, UT)


581752-56

Ent 11629754 BK 10132 PG 9007

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 4th day of April, 2013 to be effective as of the 5th day of April, 2013.

GRANTOR:

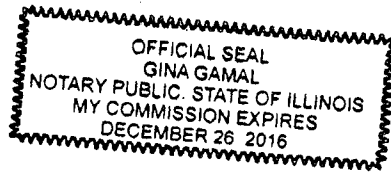
ARC COMMUNITIES 16 LLC, a Delaware limited liability company

By: 
Orrin Shifrin, Secretary

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me, Gina Gamal, this 4th day of April, 2013 by Orrin Shifrin, the Secretary of ARC COMMUNITIES 16 LLC, a Delaware limited liability company.

(Seal)



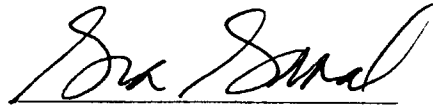

Notary Public
My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°08'25" EAST 2584.42 FEET ALONG THE CENTER OF SECTION LINE AND NORTH 89°51'35" WEST 72.28 FEET FROM THE SOUTH ¼ CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY FENCE OF STATE ROAD NO. 111 (8400 WEST STREET) AND THE NORTHERLY RIGHT OF WAY FENCE OF THE DENVER AND RIO GRANDE RAILROAD AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY FENCE OF SAID RAILROAD THE FOLLOWING THREE COURSES: (1) NORTH 80°54'48" WEST 282.03 FEET; (2) NORTH 77°22'17" WEST 257.68 FEET; (3) NORTH 72°44'34" WEST 422.98 FEET; THENCE LEAVING SAID RAILROAD RIGHT OF WAY FENCE AND RUNNING ALONG A FENCE LINE NORTH 01°19'12" EAST 1082.40 FEET, MORE OR LESS, TO A FENCE LINE WHICH POINT IS THE NORTH LINE OF THE PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JULY 03, 1964 AS ENTRY NO. 3963321 IN BOOK 5570 AT PAGE 1638 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG A FENCE LINE EAST 826.79 FEET TO A FENCE LINE; THENCE ALONG A FENCE LINE SOUTH 80°41'51" EAST 89.52 FEET TO A FENCE LINE WHICH IS THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 111 (8400 WEST STREET); THENCE ALONG SAID FENCE LINE SOUTH 00°16'25" WEST 1294.01 FEET TO THE POINT OF BEGINNING (BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 00°08'25" EAST 2584.42 FEET AND NORTH 89°39'00" WEST 74.00 FEET FROM THE SOUTH ¼ CORNER, SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 80°54'48" WEST 280.29 FEET; THENCE NORTH 77°22'17" WEST 257.68 FEET; THENCE NORTH 72°44'34" WEST 422.98 FEET; THENCE NORTH 01°19'12" EAST 1082.40 FEET; THENCE NORTH 90°00'00" EAST 826.79 FEET; THENCE SOUTH 80°41'51" EAST 84.72 FEET; THENCE SOUTH 00°08'25" WEST 1294.51 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE BOUNDS OF THE UTAH AND SALT LAKE CANAL AND THE D&R.G.W. RAILROAD.

ALSO EXCEPTING THEREFROM ALL MINERALS, MINERAL AND MINING RIGHTS THEREOF AND THEREIN, INCLUDING OIL AND GAS, BUT EXCLUDING SAND, GRAVEL, LIME SAND AND WATER AS RESERVED IN THAT CERTAIN INDENTURE RECORDED JANUARY 05, 1959 AS ENTRY NO. 1629909 IN BOOK 1574 AT PAGE 547, SALT LAKE COUNTY RECORDER'S OFFICE.

PIN: 14-32-176-009-0000

EXHIBIT B
PERMITTED EXCEPTIONS

EXHIBIT B

Permitted Exceptions

1. Water rights, claims or title to water.
2. Taxes for the year 2013 and subsequent years, which are not yet due and payable.
3. Any charge upon the land by reason of its inclusion in Magna Water Improvement District.
4. Reservation contained in that certain Indenture dated January 02, 1959, executed by and between American Smelting and Refining Company, a corporation of the State of New Jersey, Grantor and Kennecott Copper Corporation, a corporation of the State of New York, Grantee recorded January 05, 1959 as Entry No. 1629909 in Book 1574 at Page 547 of Official Records.
5. An easement over, across or through the land for communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded November 28, 1984 as Entry No. 4020500 in Book 5609 at Page 1764 of Official Records.
6. An easement over, across or through the land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a Corporation of the State of Utah by Instrument recorded November 30, 1984 as Entry No. 4021802 in Book 5610 at Page 1484 of Official Records.
7. Notice of Easement in favor of Utah and Salt Lake Company recorded February 05, 2010 as Entry No. 10892664 in Book 9802 at Page 174 of Official Records, for the location and operation of an irrigation canal known as the Utah and Salt Lake Canal.
8. Matters which would be disclosed by an accurate survey of the property.
9. Rights of tenants, as tenants only, under existing unrecorded leases.