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4/29/2013 3:38:00 PM \$19.00
Book - 10132 Pg - 7801-7805
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. ~~21-34-252-005-0000~~

(Space above for Recorder's Use Only)

SPECIAL WARRANTY DEED

ARCML06 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 BROOKSIDE MH COMMUNITY, 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 (Brookside, UT)

581752-59

Ent 11629555 BK 10132 PG 7801

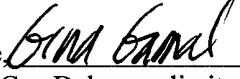
IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 4th day of April, 2013 to be effective as of the 4th day of April, 2013.

GRANTOR:

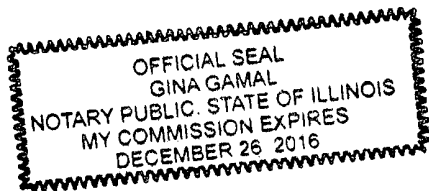
ARCML06 LLC, a Delaware limited liability company

By: 
Orrin Shifrin, Secretary

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me , this 4th day of April, 2013 by Orrin Shifrin, the Secretary of ARCML06 LLC, a Delaware limited liability company.

(Seal)




Notary Public
My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD, SAID POINT BEING NORTH 00° 03' 25" WEST 239.45 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89° 50' 00" EAST 33.00 FEET FROM THE CENTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89° 50' 00" EAST 165.72 FEET; THENCE NORTH 00° 03' 25" WEST 140.40 FEET; THENCE SOUTH 89° 50' 00" WEST 26.73 FEET; THENCE NORTH 00° 03' 25" WEST 358.36 FEET TO THE SOUTH RIGHT- OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE NORTH 69° 29' 35" EAST 1231.09 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO QUARTER QUARTER SECTION LINE; THENCE SOUTH 00° 02' 50" EAST 1145.35 FEET ALONG SAID QUARTER QUARTER SECTION LINE; THENCE SOUTH 45° 30' 40" WEST 29.75 FEET TO QUARTER SECTION LINE; THENCE SOUTH 89° 50' 00" WEST 1106.06 FEET ALONG QUARTER SECTION LINE; THENCE NORTH 00° 03' 25" WEST 169.85 FEET; THENCE SOUTH 89° 50' 00" WEST 165.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00° 03' 25" WEST 69.60 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF REDWOOD ROAD KNOWN AS PROJECT NO. 0068, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 72.985 METERS NORTH 00° 03' 25" WEST ALONG THE QUARTER SECTION LINE AND 10.058 METERS NORTH 89° 50' 00" EAST FROM THE CENTER OF SAID SECTION 34; THENCE NORTH 89° 50' 00" EAST 8.438 METERS TO A POINT 16.155 METERS RADIALLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 2+493.432; THENCE SOUTHERLY 21.219 METERS ALONG THE ARC OF A 3141.155/METER RADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAID CENTERLINE (NOTE: CHORD TO SAID CURVE BEARS SOUTH 01° 07' 01" EAST FOR A DISTANCE OF 21.219 METERS) TO A SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 16.155 METERS RADIALLY DISTANT EASTERLY FROM SAID CENTERLINE AT ENGINEER STATION 2+472.323; THENCE SOUTH 89° 50' 00" WEST 8.830 METERS TO A SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 00° 03' 25" WEST 21.216 METERS ALONG A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PIN: 21-34-252-005-0000

Brookside, UT

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. The land is included within the boundaries of SL32B, and is subject to charges and assessments made thereby.
4. 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 September 13, 1972 as Entry No. 2484229 in Book 3152 at Page 295 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 02, 1972 as Entry No. 2496209 in Book 3190 at Page 183 of Official Records.
6. An easement over, across or through the land for constructing thereon an irrigation pipeline, gas pipeline, water pipeline, telephone cable and electric power line and appurtenant parts thereof incident to the widening and grading of Redwood Road known as Project No. 0068 and incidental purposes, as granted to Utah Department of Transportation by Instrument recorded August 29, 1997 as Entry No. 6727326 in Book 7746 at Page 67 of Official Records.
7. An easement over, across or through the land for constructing a drainage pipeline and grading improvements along a portion of Bingham Creek incident to the widening and grading of Redwood Road known as Project No. 0068 and incidental purposes, as granted to Utah Department of Transportation by Instrument recorded August 29, 1997 as Entry No. 6727328 in Book 7746 at Page 71 of Official Records.
8. Matters which would be disclosed by an accurate survey of the property.
9. Easements and rights of way associated with a canal running over and across or adjacent to the subject property.
10. Rights of tenants, as tenants only, under existing unrecorded leases.