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4/29/2013 4:23:00 PM \$21.00
Book - 10132 Pg - 8566-8571
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 6 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. ~~22-08-426-003-4001~~
~~22-08-426-003-4002~~

(Space above for Recorder's Use Only)

SPECIAL WARRANTY DEED

ARC COMMUNITIES 13 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 COUNTRY CLUB MOBILE ESTATES 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 (Country Club Mobile Estates, UT)

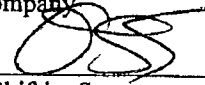
581752-57

Ent 11629655 BK 10132 PG 8566

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.

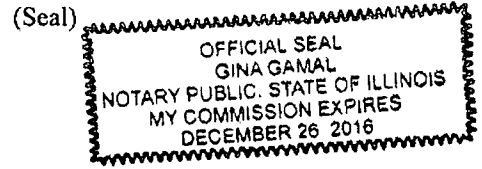
GRANTOR:

ARC COMMUNITIES 13 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 27th day of April, 2013 by Orrin Shifrin, the Secretary of ARC COMMUNITIES 13 LLC, a Delaware limited liability company.





Notary Public
My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE INTERSECTION OF 5290 SOUTH STREET AND 1300 EAST STREET, SAID POINT BEING 771.962 FEET NORTH AND 385.631 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°17'54" WEST 613.15 FEET, MORE OR LESS, TO THE EAST LINE OF SPRING CIRCLE PLANNED UNIT DEVELOPMENT AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 85-5 AT PAGE 104; THENCE NORTH 262.082 FEET; THENCE NORTH 23°21'48" WEST 52.745 FEET; THENCE NORTH 66°38'12" EAST 89.92 FEET; THENCE NORTH 56°58" WEST 126.37 FEET; THENCE NORTH 20°55' WEST 109.315 FEET; THENCE NORTH 13°48' EAST 205.825 FEET; THENCE NORTH 88°18' WEST 295.87 FEET; THENCE NORTH 301.62 FEET; THENCE NORTH 24°12' WEST 682.03 FEET; THENCE NORTH 14°40' WEST 716.01 FEET; THENCE NORTH 85°08' EAST 102.94 FEET; THENCE SOUTH 14°25' EAST 133.22 FEET; THENCE NORTH 84°49' EAST 456.41 FEET TO THE SOUTHERLY LINE OF VAN WINKLE EXPRESSWAY; THENCE SOUTH 39°06'10" EAST 1289.05 FEET TO THE WEST LINE OF 1300 EAST STREET; THENCE SOUTH ALONG SAID WEST LINE THE FOLLOWING COURSES: SOUTH 0°07' WEST 564.07 FEET; THENCE SOUTH 88°15" EAST 3.04 FEET; THENCE SOUTH 0°07' WEST 716.88 FEET TO THE POINT OF BEGINNING.

Tax Parcel Nos. 22-08-426-003-4001; 22-08-426-003-4002

(Country Club Mobile Estates, UT)
CH11:1005296/00023:1970875v1

EXHIBIT B
PERMITTED EXCEPTIONS

EXHIBIT B

Permitted Exceptions

1. Water rights, claims or title to water.
2. General and special taxes and assessments for the fiscal year 2013 and subsequent years, which are not yet due or payable.
3. Any charge upon the land by reason of its inclusion in Cottonwood Improvement District, Salt Lake City Suburban Sanitary District and Unified Police District.
4. Reservations, rights of way and conditions contained in that certain Deed, in favor of Salt Lake City recorded June 30, 1931 as Entry No. 678890 in Book 85 at Page 411 of Official Records.

Agreement relating to the above described deed reservations, rights of way and conditions, recorded June 10, 1976 as Entry No. 2822965 in Book 4228 at Page 149 of Official Records.

Judgment and Decree relating to the above described deed reservations, rights of way and conditions, recorded January 17, 1983 as Entry No. 3749515 in Book 5431 at Page 2668 of Official Records.
5. An easement over, across or through the land for waterway and incidental purposes, as granted to Salt Lake County, a body corporate and politic, its successors and assigns by Instrument recorded September 27, 1966 as Entry No. 2172947 in Book 2496 at Page 471 of Official Records.
6. An easement over, across or through the land for telephone and telegraph and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company by Instrument recorded October 06, 1966 as Entry No. 2174025 in Book 2499 at Page 41 of Official Records.
7. Restrictions, reservations and right of way set forth in that certain Quit Claim Deed from Salt Lake City to Country Club Estates, Ltd., dated February 02, 1972 and recorded March 06, 1972 as Entry No. 2441169 of Official Records.
8. An easement over, across or through the land for telephone and telegraph communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded September 02, 1976 as Entry No. 2851993 in Book 4323 at Page 21 of Official Records.
9. 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 October 08, 1976 as Entry No. 2864601 in Book 4364 at Page 154 of Official Records.
10. An easement over, across or through the land for telephone and telegraph communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded August 21, 1978 as Entry No. 3155872 in Book 4725 at Page 1422 of Official Records.

Country Club Mobile Estates

11. An easement over, across or through the land for wastewater collection and transportation pipelines and incidental purposes, as granted to Cottonwood Improvement District, a special District of the State of Utah by Instrument recorded January 06, 2006 as Entry No. 9604357 in Book 9241 at Page 2318 of Official Records.
12. Matters which would be disclosed by an accurate survey of the property.
13. Rights of tenants, as tenants only, under existing unrecorded leases.