

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. 01-045-0083

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(Space above for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

ARC COMMUNITIES 12 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 CAMELOT 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 Davis 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.

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 12 LLC, a Delaware limited liability company

By: [Signature]  
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 12 LLC, a Delaware limited liability company.

(Seal)



[Signature]  
Notary Public  
My Commission Expires:

**EXHIBIT A**  
**LEGAL DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY OWNED BY JOHN L. MATHIS AND NELLIE M. MATHIS, HIS WIFE, AT A POINT WEST 256.50 FEET AND NORTH 115.68 FEET AND NORTH 89° 49' 00" WEST 221.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE WEST LINE OF SAID PROPERTY SOUTH 398.06 FEET; THENCE SOUTH 89° 55' 00" EAST 221.00 FEET TO THE WEST LINE OF ONION STREET; THENCE SOUTH ALONG SAID WEST LINE 378.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 91, AT A POINT 660.47 FEET SOUTH AND 256.50 FEET WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 31° 10' 15" WEST ALONG SAID WESTERLY RIGHT OF WAY 495.91 FEET; THENCE NORTH 89° 54' 50" WEST 278.24 FEET; THENCE SOUTH 17° 20' 20" WEST 192.91 FEET; THENCE NORTH 89° 54' 50" EAST 224.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 91; THENCE SOUTH 31° 10' 15" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 362.35 FEET; THENCE SOUTH 89° 49' 00" WEST 873.42 FEET; THENCE SOUTH 89° 54' 00" WEST 288.54 FEET; THENCE NORTH 0° 00' 10" EAST 100.00 FEET; THENCE SOUTH 89° 54' 00" WEST 85.00 FEET; THENCE SOUTH 0° 00' 10" WEST 100.00 FEET; THENCE SOUTH 89° 49' 00" WEST 220.83 FEET; THENCE NORTH 0° 09' 40" WEST 183.06 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 15 FREEWAY; THENCE NORTH 34° 04' 00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 1074.39 FEET; THENCE NORTH 34° 08' 53" EAST, ALONG SAID EASTERLY LINE 759.04 FEET TO A POINT NORTH 89° 49' 00" WEST 774.57 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 89° 49' 00" EAST 774.57 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 01-045-0083

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 South Davis Sewer Improvement District and North Salt Lake City.
4. An easement over, across or through the land for telephone and telegraph and incidental purposes, as granted to The Mountain States Telephone and Telegraph Co. by Instrument recorded January 21, 1935 as Entry No. 59510 in Book "K" at Page 441 of Official Records.
5. An easement over, across or through the land for communication and incidental purposes, as granted to Mountain States Telephone and Telegraph Company, a Colorado Company by Instrument recorded December 12, 1974 as Entry No. 406334 in Book 556 at Page 714 of Official Records.
6. Matters which would be disclosed by an accurate survey of the property.
7. Rights of tenants, as tenants only, under existing unrecorded leases.