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4/29/2013 3:28:00 PM \$20.00
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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. 15-27-329-030-0000

(Space above for Recorder's Use Only)

SPECIAL WARRANTY DEED

ARC COMMUNITIES 9 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 REDWOOD VILLAGE, 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").

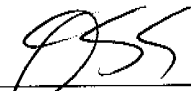
TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its 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.


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:

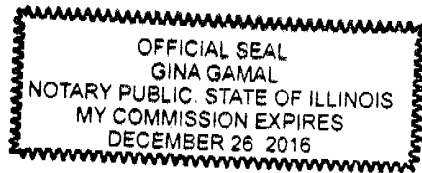
ARC COMMUNITIES 9 LLC, a Delaware limited liability company

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 ARC COMMUNITIES 9 LLC, a Delaware limited liability company.

(Seal)



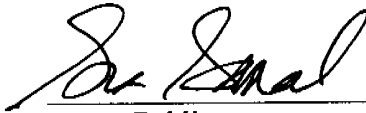

Notary Public
My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

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LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 0° 08' 45" WEST ALONG THE QUARTER SECTION LINE 880.31 FEET AND WEST 306.66 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 122.17 FEET; THENCE NORTH 177.87 FEET; THENCE WEST 59.05 FEET; THENCE NORTH 115.21 FEET; THENCE WEST 70.95 FEET; THENCE NORTH 110.00 FEET TO THE SOUTH LINE OF 3100 SOUTH STREET; THENCE WEST ALONG SAID SOUTH LINE 40.00 FEET; THENCE SOUTH 110.00 FEET; THENCE WEST 75.00 FEET TO THE EAST LINE OF THE REDWOOD VILLAGE SUBDIVISION AS RECORDED; THENCE SOUTH ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE HECTOR PARK SUBDIVISION AS RECORDED 590.76 FEET TO THE NORTH LINE OF HYANNIS AVENUE; THENCE EAST 95.96 FEET ALONG SAID NORTH LINE TO A POINT ON A 64 FOOT RADIUS CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH; THENCE SOUTHEAST ALONG SAID SOUTH LINE AND SAID CURVE TO THE RIGHT 100.53 FEET TO THE EAST LINE OF 18TH STREET; THENCE SOUTH ALONG SAID EAST LINE 83.00 FEET; THENCE EAST 207.21 FEET; THENCE NORTH 0° 08' 45" WEST 444.68 FEET TO THE POINT OF BEGINNING.

PIN: 15-27-329-030-0000

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 West Valley City and Granger-Hunter Improvement District. None now due and payable.
4. 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 February 16, 1972 as Entry No. 2437597 in Book 3042 at Page 579 of Official Records.
5. Matters which would be disclosed by an accurate survey of the property.
6. Rights of tenants, as tenants only, under existing unrecorded leases.