

Trustee's Deed Page 1 of 4  
Russell Shirts Washington County Recorder  
07/03/2019 10:43:28 AM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

**RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE  
AND WHEN RECORDED MAIL TO:  
FIDELITY NATIONAL TITLE  
ATTN: CARRIE PETERSON  
1E, WASHINGTON ST., SUITE 450  
PHOENIX, AZ 85004**

111438-ETF  
SG-WPP3  
SG-WPP 6  
Escrow No.: Z1929369

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BANKRUPTCY TRUSTEE'S DEED**

WHEN RECORDED, MAIL TO:  
MCR Limited Liability Company  
Attn: Tim Reardon  
5426 East Vernon Avenue  
Phoenix, AZ 85008

**Bankruptcy Trustee's Deed**

MICHAEL F. THOMSON, solely in his capacity as Chapter 11 Trustee ("Grantor") of the substantively consolidated Bankruptcy Estates of The Falls Event Center LLC (Case No. 18-25116), The Falls At Gilbert, LLC (Case No. 18-25419), The Falls At St. George, LLC (Case No. 18-26653), The Falls At Fresno, LLC (Case No. 18-27713), The Falls At Clovis, LLC (Case No. 18-28140), The Falls Of Littleton, LLC (Case No. 18-27111), The Falls At Cutten Road, LLC, The Falls At Stone Oak Parkway, LLC, The Falls At Beaverton, LLC, and The Falls At Roseville, LLC, pending in the United States Bankruptcy Court for the District of Utah (the "Bankruptcy Court"), pursuant to the *Order Granting Motion to Sell Real Property Out of the Ordinary Course of Business, Free and Clear of All Interests and Subject to Higher and Better Offers Pursuant to 11 U.S.C. § 363*, entered May 29, 2019 [Docket No. 477] (the "Bankruptcy Court Order"), in exchange for the consideration stated in the Bankruptcy Court Order and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, hereby sells, transfers, and conveys to MCR St. George LLC, Grantee, all of Grantor's right, title, and interest in and to certain real property located in Washington County, Utah, more particularly described as:

WILLOWBROOK PROFESSIONAL PARK (SG) Lot: 3 & 6  
Parcel Nos.: SG-WPP-3 and SG-WPP-6

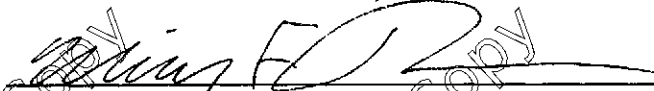
Also known as 170 South Mall Drive, St. George, Washington County

This conveyance is made "AS IS, WHERE IS" and is without any representations or warranties of any kind.

[Signature Page Follows]

WITNESS, the hand of said Grantor, this 20<sup>th</sup> day of June 2019.

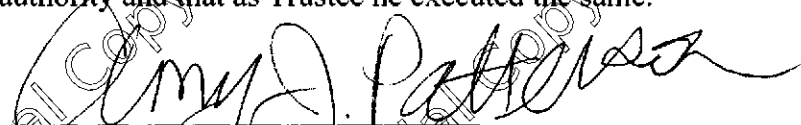
**MICHAEL F. THOMSON, CHAPTER 11 TRUSTEE**

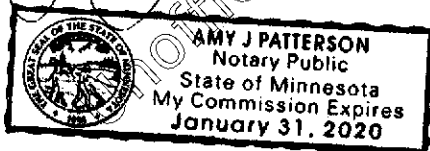
  
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MICHAEL F. THOMSON, solely in his capacity as Chapter 11 Trustee of the substantively consolidated Bankruptcy Estates of The Falls Event Center LLC (Case No. 18-25116), The Falls At Gilbert, LLC (Case No. 18-25419), The Falls At St. George, LLC (Case No. 18-26653), The Falls At Fresno, LLC (Case No. 18-27713), The Falls At Clovis, LLC (Case No. 18-28140), The Falls Of Littleton, LLC (Case No. 18-27111), The Falls At Cutten Road, LLC, The Falls At Stone Oak Parkway, LLC, The Falls At Beaverton, LLC, and The Falls At Roseville, LLC

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF HENNEPIN )

On the date first above written personally appeared before me, MICHAEL F. THOMSON, solely in his capacity as Chapter 11 Trustee ("Grantor") of the substantively consolidated Bankruptcy Estates of The Falls Event Center LLC (Case No. 18-25116), The Falls At Gilbert, LLC (Case No. 18-25419), The Falls At St. George, LLC (Case No. 18-26653), The Falls At Fresno, LLC (Case No. 18-27713), The Falls At Clovis, LLC (Case No. 18-28140), The Falls Of Littleton, LLC (Case No. 18-27111), The Falls At Cutten Road, LLC, The Falls At Stone Oak Parkway, LLC, The Falls At Beaverton, LLC, and The Falls At Roseville, LLC, pending in the United States Bankruptcy Court for the District of Utah, who, being by me duly sworn, acknowledged to me that he signed the foregoing instrument in accordance with his authority as Trustee in accordance with the *Order Granting Motion to Sell Real Property Out of the Ordinary Course of Business, Free and Clear of All Interests and Subject to Higher and Better Offers Pursuant to 11 U.S.C. § 363*, entered May 29, 2019 [Docket No. 477], giving him authority and that as Trustee he executed the same.

  
\_\_\_\_\_  
Notary Public



File No. 111438-ETF.

**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1**

Lots 3 and 6, WILLOWBROOK PROFESSIONAL PARK, according to the official plat thereof, on file in the office of the Recorder of Washington County, State of Utah, recorded March 2, 2006 as Entry No. 20060006001.

**PARCEL 1A:**

A perpetual right-of-way access easement for ingress and egress and the use of the parking areas as cross parking as defined in that certain Right-of-Way Access Easement Agreement recorded March 2, 2016 as Entry No. 20060006092 of official records of Washington County, State of Utah.

Tax Id No.: SG-WPP-3 and SG-WPP-6