

WHEN RECORDED, RETURN TO:

Justin J. Atwater, Esq.  
500 N. Market Place Dr. Suite 250  
Centerville, Utah 84014

ENT 50833:2013 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2013 May 23 04:32 PM FEE 12.00 BY EO  
RECORDED FOR Cottonwood Title Insurance Ag  
ELECTRONICALLY RECORDED

SERIAL NO.: ~~65-38-20001~~  
65-382-0001

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, BAC OREM, LLC, a Utah limited liability company located at 500 N. Marketplace, Suite 250, Centerville, Utah, 84014 ("Grantor"), hereby conveys and warrants against all who claim by, through or under the Grantor, to Orem Apartments, LLC, a Utah limited liability company ("Grantee"), whose mailing address is 500 N. Marketplace Drive, Suite 250 Centerville, Utah 84014, all of Grantors' right, title and interest in the parcel of land located in Utah County, State of Utah as more particularly described in Exhibit "A" attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles and interests therein that he received the title to the property; and, that the property was not encumbered during his or her ownership.

WITNESS the hand of said Grantor this 22nd day of May 2013.

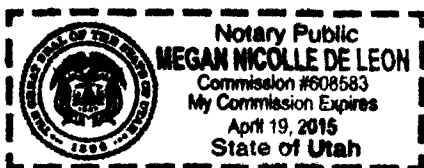
BAC Orem, LLC  
By: Strategic Multifamily, LLC  
By: Strategic Capital Partners, LLC

  
Justin J. Atwater, Chief Operating Officer

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF DAVIS        )

On this 22nd day of May 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Justin J. Atwater, Chief Operating Officer for Strategic Capital Partners, LLC, the manager of the manager of Grantor known and acknowledged to me that the said instrument is the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.



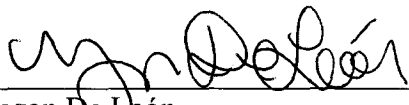
  
Megan De Leon,  
Notary Public in and for the State of Utah

EXHIBIT A  
(Description of Property)

Lot 1, PLAT "A", CENTER STREET MARKETPLACE SUBDIVISION, according to the official plat thereof, recorded as Entry No. 41391:2013 in the Official Records of the Utah County Recorder's Office.