

When Recorded Mail:

Bear River Valley  
925 South 200 West, Suite A  
Salt Lake City, Ut 84101

Ent 211729 Bl 922 Po 759  
Date 30-Mar-2005 3:02PM Fee \$16.00  
LVAnc Adams - Filed By mu  
**Box Elder Co., UT**  
For PREMIER TITLE INSURANCE AGENCY  
05-048-0039

**WARRANTY DEED**

PREMIER TITLE & ESCROW 3814

For value received, **TREMONTON ASSOCIATES, L.P.**, a Washington limited partnership ("Grantor"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to **BEAR RIVER VALLEY APARTMENTS LLC**, a Utah limited liability company ("Grantee") the following described premises, in Box Elder County, Utah, as set forth on Exhibit A, attached hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, forever. Grantor hereby covenants that it is now seized in fee simple of the property granted; that said Grantee shall enjoy the same without any lawful disturbance; that the same is free from all encumbrances except as noted in Schedule 1 of Exhibit A attached hereto; that the Grantor will, on demand, execute and deliver to said Grantee, at the expense of the Grantor, any further assurance of the same that may be reasonably required; and that the Grantor will warrant to said Grantee all the said property against every person lawfully claiming the same.

*(The remainder of this page is left blank intentionally)*

GRANTOR'S SIGNATURE PAGE FOR WARRANTY DEED

Date: as of March \_\_, 2005

GRANTOR:

TREMONTON ASSOCIATES, L.P., a Washington limited partnership

By: Maple Properties, LLC, a Washington limited liability company, Its General Partner

By: [Signature]  
Robert B. Christenson, Manager

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Robert B. Christenson is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of the General Partner of TREMONTON ASSOCIATES, a Washington limited partnership, to be the free and voluntary act such party for the uses and purposes mentioned in the instrument.

DATED: 3/18/05

Vicki L. Miller  
Print Name: VICKI L. MILLER  
Residing at Bremerton, WA  
My appointment expires: 11/15/05



TAX AND RETURN ADDRESS

Bear Valley, LLC.  
136 South Main Street, Suite 715  
Salt Lake City, Utah 84101

## EXHIBIT A

Order Number: 04041295

The following real estate located in Tremonton, Box Elder County, Utah, described as follows:

A part of the Southwest quarter of Section 10, Township 11 North, Range 3 West, Salt Lake Base and Meridian:

Beginning at a point North 89 deg. 00' East 1035.60 feet from the West quarter corner of Section 10, Township 11 North, Range 3 West, as established at the intersection of the West section line of Section 10 and existing East-West fence lines, said point of beginning being located at an existing fence corner; and running thence South 00 deg. 14'45" West 263.42 feet along an existing fence line; thence North 89 deg. 00' East 497.26 feet; thence North 263.40 feet to the South line of an existing street (old railroad right-of-way); thence South 89 deg. 00' West 496.12 feet to the point of beginning.

AS-SURVEYED LEGAL DESCRIPTION:

Beginning at a point 2665.49 feet North and 1035.56 feet North 88 deg. 47'04" East from the Southwest corner of Section 10, Township 11 North, Range 3 West, Salt Lake Base and Meridian; and running thence North 88 deg. 47'04" East 497.34 feet; thence South 00 deg. 15'25" West 263.68 feet; thence South 88 deg. 51'22" West 496.64 feet; thence North 00 deg. 06'31" East 263.04 feet to the point of beginning.

"The property described herein was obtained or improved through Federal financial assistance. This property is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the Rehabilitation Act of 1973 and the regulations issued pursuant thereto for as long as the property continues to be used for the same or similar purpose for which financial assistance was extended or for as long as the purchaser owns it, whichever is longer."

SCHEDULE 1  
TO EXHIBIT A TO WARRANTY DEED  
(attached hereto)

Order Number:

Ent 211729 bk 922 Pg 762

Taxes for the year 2004 have paid in the amount of \$6,193.37. (Parcel No. 05-068-0039)

Said property is within Tremonton City and Tremonton-Garland Area Drainage District and is subject to any charges or assessments levied therein.

Subject to a Right of Way Easement, recorded October 17, 1972, as Entry No. 32604H, in Book 244, at Page 360, Box Elder County Recorder's Office.

The following Deed of Trust was recorded against said property:

Dated	DECEMBER 20, 1979
Trustor	TREMONTON ASSOCIATES
Amount	\$847,490.00
Trustee	UNITED STATES OF AMERICA, acting through the Farmers Home Administration, United States Department of Agriculture, a Government Agency
Beneficiary	UNITED STATES OF AMERICA, acting through the Farmers Home Administration, United States Department of Agriculture, a Government Agency
Recorded	DECEMBER 20, 1979
Entry No.	75635H
Book	327
Page	510

Subject to a Supplement to a Deed of Trust, recorded April 29, 1981, as Entry No. 84976H, in Book 345, at Page 01, Box Elder County Recorder's Office.