

Founders Title Company 16-010569

MAIL TAX NOTICE TO:
Lincoln Square Apartments, LLC
4544 South Holladay Blvd.
Holladay, UT 84117

SPECIAL WARRANTY DEED

RRM Enterprises, LLC, a Utah limited liability company, Grantor,

of Holladay, County of Davis County, State of Utah, hereby

CONVEYS and WARRANTS only as against all claiming by, through or under it to

Lincoln Square Apartments, LLC, a Utah limited liability company, Grantee

of Holladay, County of Salt Lake County, State of Utah

for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described

tract of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2016 and thereafter.

WITNESS, the hands of said Grantor, this 16th day of March, 2017.

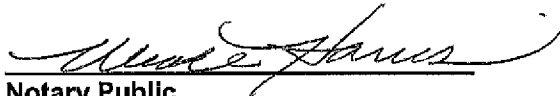
**RRM Enterprises, LLC, a Utah limited liability
company**

BY:


Ralph R. Moffat, Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On the 16th day of March, 2017, before me, the undersigned Notary Public, personally appeared Ralph R. Moffat, Manager of RRM Enterprises, LLC, a Utah limited liability company, known to me to be the Manager of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



Notary Public
Residing at: Salt Lake City, Utah

My Commission Expires: 10-12-2020

(SEAL)

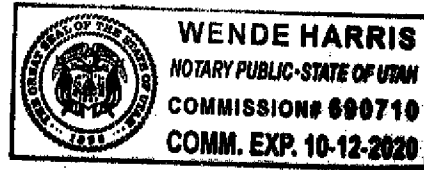


EXHIBIT A

A portion of Lot 1, Geneva Park East - Phase Two, according to the official plat thereof as recorded in the Office of the Utah County Recorder, more particularly described as follows:

A parcel of land located in Northwest Quarter of the Northeast Quarter of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; said property being more particularly described as follows:

Commencing at a point located South $00^{\circ}02'55''$ East along the section line 52.75 feet and West 1451.14 feet from the Northeast Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the easterly boundary of Lot 1, Geneva Park East-Phase Two Subdivision the following three (3) calls: South $00^{\circ}33'35''$ East 0.78 feet, North $89^{\circ}26'17''$ East 12.01 feet, along an arc of a 15.00 foot radius tangent curve to the right 23.56 feet (chord bears South $45^{\circ}33'41''$ East 21.21 feet) to the westerly right-of-way of Mill Road and easterly boundary of Lot 1, Geneva Park East-Phase Two Subdivision; thence along the westerly right-of-way of Mill Road and the easterly boundary of Lot 1, Geneva Park East-Phase Two Subdivision the following three (3) calls: South $00^{\circ}33'46''$ East 159.05 feet, along an arc of a 799.00 foot radius tangent curve to the left 466.86 feet (chord bears South $17^{\circ}18'08''$ East 460.25 feet), South $34^{\circ}02'40''$ East a distance of 37.41 feet to the Southeast Corner of Lot 1; thence North $89^{\circ}59'49''$ West along the property line between Lot 1 and Lot 2 1020.20 feet to a point on the easterly right of way of the Union Pacific Railroad and westerly boundary line of Lot 1, Geneva Park East-Phase Two Subdivision; thence North $30^{\circ}03'56''$ West along said right of way and westerly boundary line 731.57 feet; thence North $89^{\circ}26'14''$ East 194.54 feet; thence along an arc of a 48.00 foot radius non-tangent curve to the left 58.01 feet (chord bears North $89^{\circ}26'03''$ East a distance of 54.54 feet); thence North $89^{\circ}26'03''$ East a distance of 951.13 feet to the point of beginning.

The following is shown for information purposes only: Tax ID No. 40-470-0004