

Special Warranty Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
09/22/2017 12:31:14 PM Fee \$14.00 By  
METRO NATIONAL TITLE

**This Instrument Prepared By:**

Tarun J. Chandran  
FisherBroyles, LLP  
4505 N. Lincoln Avenue  
Chicago, IL 60625

**After Recording Return to:**

Chatfield Apartments, LLC  
c/o Dino Katsoulas  
P.O. Box 631553  
Littleton, CO 80163

MNT- 57858  
96-5-2-20-235

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, **BER REAL ESTATE INVESTMENTS IV, LLC**, a Delaware limited liability company (hereinafter, the "Grantor") hereby grants, bargains, sells and conveys to **CHATFIELD APARTMENTS, LLC**, a Colorado limited liability company, as to an undivided 80% interest and **DINO KATSOULAS**, an individual, as to an undivided 20% interest, as tenants in common (hereinafter, the "Grantee"), the following described real property:

See legal description set forth in **Exhibit A** attached and incorporated by this reference (the "Property").

Together with all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

~~SUBJECT TO~~ current real property taxes and all unpaid, non-delinquent general and special taxes, bonds and assessments; all covenants, conditions, reservations, rights, easements, leaseholds, rights of way, and restrictions of public record; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property.

**TO HAVE AND TO HOLD** the premises aforesaid unto said Grantee and its successors and assigns forever; and that Grantor will warrant and defend the title to the said premises unto said Grantee and its successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor but no other.

**DATED:** September 21, 2017

IN WITNESS WHEREOF, Grantor has executed this Deed on the day and year first above written.

WITNESSES:

By: [Signature]  
Name: LAUREA CARP

By: [Signature]  
Name: TAMMY RAJAN

BER REAL ESTATE INVESTMENTS IV, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: Joshua Cohen  
Title: President

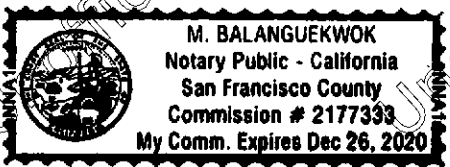
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
County of San Francisco ) §

On Sept. 18, 2017, before me, [Signature] a Notary Public, personally appeared Joshua Cohen who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal  
[Signature]  
Signature of Notary



(Affix seal here)

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY BER REAL ESTATE INVESTMENTS I, LLC WHO IS A PARTY TO THIS INSTRUMENT.

By: [Signature]  
By: Joshua Cohen, in his capacity as President  
BER Real Estate Investments I, LLC  
One Embarcadero Center, 39th Floor  
San Francisco, CA 94111

**Exhibit A**

**Legal Description of Property**

**RED LOBSTER RESTAURANT NO. 0857 ST. GEORGE UT**

**Parcel 1:**

Commencing at the South Quarter (South 1/4) Corner of Section 20, Township 42 South, Range 15 West of the Salt Lake Base and Meridian; and running thence North 89°24'28" East 1255.06 feet along the Section line and North 00°00'00" East 584.89 feet to the Point of Beginning of Parcel No. 3; and running thence North 00°00'00" East 210.33 feet; thence South 90°00'00" East 173.68 feet to a point on the West right-of-way line of a frontage road known as Red Cliffs Drive; thence along said Red Cliffs Drive South 00°03'52" West 210.33 feet; thence departing said Red Cliffs Drive North 90°00'00" West 173.44 feet to the Point of Beginning.

**Parcel 1A:**

Together with the beneficial interest created in that certain Declaration of Restrictions and Grant of Easements recorded August 12, 1994, as Entry No. 475737, in Book 842, at Pages 292-324 of Official Records.

**Parcel 1B:**

Together with the beneficial interest created in that certain Declaration of Easements, Covenants and Restrictions recorded January 26, 1996 as Entry No. 521557, in Book 968, at Pages 717-728 of Official Records.