

13199065  
2/21/2020 1:25:00 PM \$40.00  
Book - 10899 Pg - 3870-3873  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

RECORDING REQUESTED BY  
AND WHEN RECORDED, MAIL TO:

CR Metro at Fireclay Communities, LLC  
444 West Beech Street, Suite 300  
San Diego, CA 92101

APNs: 21-01-278-027-4001 and 21-01-278-027-4002

CT-120237-CAP

*(Space above for recorder's use only)*

**SPECIAL WARRANTY DEED**

**FIRECLAY APARTMENTS, LLC**, a Utah limited liability company ("Grantor"), does hereby convey and warrant only as against all claiming by, through, or under it to **CR METRO AT FIRECLAY COMMUNITIES, LLC**, a Delaware limited liability company, as to an undivided 40.12% interest, **METRO OTA, LLC**, a Delaware limited liability company, as to an undivided 15.76% interest, **METRO 406 JUNIPER, LLC**, a Delaware limited liability company, as to an undivided 22.59% interest, and **METRO LAS LOMAS, LLC**, a Delaware limited liability company, as to an undivided 21.53% interest, as tenants-in-common (collectively, "Grantee"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's right, title and interest in and to that certain parcel of land located in Salt Lake County, Utah, more particularly described in Exhibit A attached hereto (the "Real Property").

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenances to the Real Property.

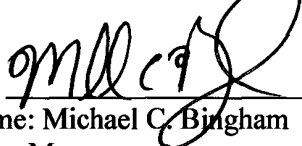
SUBJECT TO all covenants, conditions, restrictions and other matters of record in the office of the County Recorder of Salt Lake County, Utah.

*[Remainder of page intentionally blank]*

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 1<sup>st</sup> day of February, 2020.

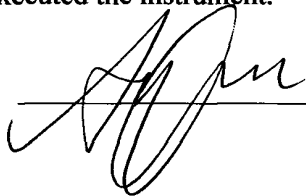
**GRANTOR:**

**FIRECLAY APARTMENTS, LLC,**  
a Utah limited liability company

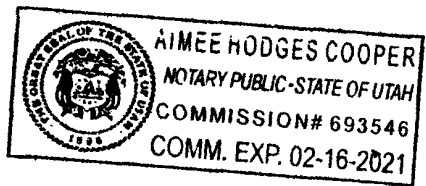
By:   
Name: Michael C. Bingham  
Title: Manager

STATE OF UTAH                   §  
  §  
COUNTY OF UTAH           §

On February 1<sup>st</sup>, 2020, before me, the undersigned, a notary public in and for said State, personally appeared Michael C. Bingham, personally known to me (or 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.

, Notary Public

My Commission Expires:  
02-16-2021



**FIRECLAY APARTMENTS, LLC (cont.):**

By: [Signature]  
Name: Randy Larsen  
Title: Manager

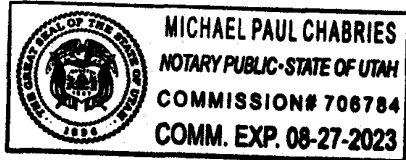
STATE OF UTAH                    §  
  §  
COUNTY OF SALT LAKE    §

On February 21<sup>st</sup>, 2020, before me, the undersigned, a notary public in and for said State, personally appeared Randy Larsen, personally known to me (or 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.

[Signature] Notary Public

My Commission Expires:

8-27-2023



**Exhibit A**  
**to Special Warranty Deed**

Lot 1, THE METRO AT FIRECLAY PLAT "A", according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on May 3, 2016 as Entry No. 12271924 in Book 2016P at Page 101.

13199066  
2/21/2020 1:25:00 PM \$40.00  
Book - 10899 Pg - 3874-3878  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.

RECORDING REQUESTED BY  
AND WHEN RECORDED, MAIL TO:

CR Metro at Fireclay Communities, LLC  
444 West Beech Street, Suite 300  
San Diego, CA 92101

APNs: 21-01-278-028 and 21-01-278-029

CT-120237-CRF

*(Space above for recorder's use only)*

**SPECIAL WARRANTY DEED**

**FIRECLAY APARTMENTS II, LLC**, a Utah limited liability company ("Grantor"), does hereby convey and warrant only as against all claiming by, through, or under it to **CR METRO AT FIRECLAY COMMUNITIES, LLC**, a Delaware limited liability company, as to an undivided 40.12% interest, **METRO OTA, LLC**, a Delaware limited liability company, as to an undivided 15.76% interest, **METRO 406 JUNIPER, LLC**, a Delaware limited liability company, as to an undivided 22.59% interest, and **METRO LAS LOMAS, LLC**, a Delaware limited liability company, as to an undivided 21.53% interest, as tenants-in-common (collectively, "Grantee"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's right, title and interest in and to that certain parcel of land located in Salt Lake County, Utah, more particularly described in Exhibit A attached hereto (the "Real Property").

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenances to the Real Property.

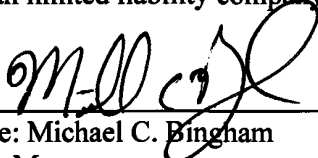
SUBJECT TO all covenants, conditions, restrictions and other matters of record in the office of the County Recorder of Salt Lake County, Utah.

*[Remainder of page intentionally blank]*

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 19<sup>th</sup> day of February, 2020.

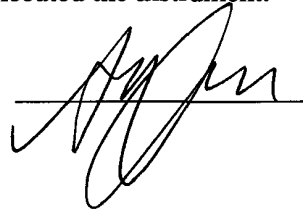
**GRANTOR:**

**FIRECLAY APARTMENTS II, LLC,**  
a Utah limited liability company

By:   
Name: Michael C. Bingham  
Title: Manager

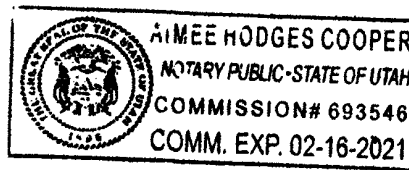
STATE OF UTAH                    §  
  §  
COUNTY OF   UTAH          §

On February 19<sup>th</sup>, 2020, before me, the undersigned, a notary public in and for said State, personally appeared Michael C. Bingham, personally known to me (or 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.

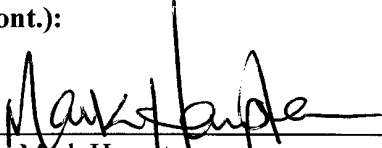
, Notary Public

My Commission Expires:

  02-16-2021  

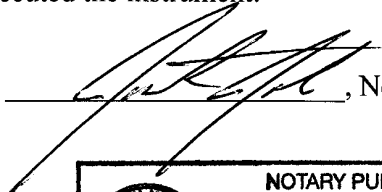


**FIRECLAY APARTMENTS II, LLC (cont.):**

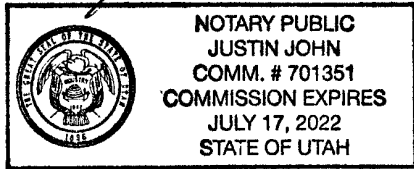
By:   
Name: Mark Hampton  
Title: Manager

STATE OF UTAH                   §  
  §  
COUNTY OF Salt Lake    §


On February 19, 2020, before me, the undersigned, a notary public in and for said State, personally appeared Mark Hampton, personally known to me (or 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.

, Notary Public

My Commission Expires:  
7-17-22

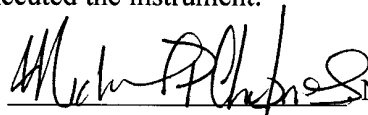


**FIRECLAY APARTMENTS II, LLC (cont.):**

By:   
Name: Randy Larsen  
Title: Manager

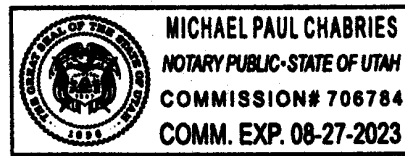
STATE OF UTAH                   §  
  §  
COUNTY OF SALT LAKE     §

On February 21<sup>st</sup>, 2020, before me, the undersigned, a notary public in and for said State, personally appeared Randy Larsen, personally known to me (or 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.

 Notary Public

My Commission Expires:

8-27-2023





**Exhibit A**  
**to Special Warranty Deed**

Lot 1 and Parcel A, METRO SOUTH PLAT "A", according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on December 15, 2017 as Entry No. 12679772 in Book 2017P at Page 337.