

Mail Tax notice to:
Grantee
11616 South State Street, Suite 1504
South Jordan, UT 84095
MNT File No.: 73942
Tax ID No.: 21-12-129-007;
21-12-129-017; 21-12-129-027;
21-12-129-028'

13367369
8/20/2020 1:26:00 PM \$40.00
Book - 11002 Pg - 5615-5618
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 4 P.

WARRANTY DEED

ICO Multifamily Holdings, LLC and C2K Associates, L.L.C., a Utah limited liability company and DMKimball, LLC, a Utah limited liability company

GRANTOR of Salt Lake City, State of Utah, hereby CONVEYS and WARRANTS TO:

Property Dynamics III, LLC, a Utah limited liability company

GRANTEE of 11616 South State Street, Suite 1504, South Jordan, UT 84095 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

Parcel 1:

Commencing 144.05 feet South and North 89°49' West 635.56 feet and South 0°11' West 241.5 feet from the North quarter corner Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°11' West 185 feet; thence North 89°49' West 107.38 feet; thence North 6° West 186.08 feet; thence South 89°49' East 127.42 feet to the point of beginning.

Parcel 2:

Beginning at a point 145.3 feet South 0°06'54" East and 565.80 feet North 89°47'36" West along the centerline of 4800 South Street and 241.5 feet South 0°12'24" West from the North quarter corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 0°12'24" West 456.65 feet; thence North 63°57' West 171.37 feet; thence North 6° West 198.01 feet; thence South 89°47'36" East 107.38 feet; thence North 0°12'24" East 185 feet and thence South 89°47'36" East 68.2 feet to the point of beginning.

Less and excepting therefrom that portion of subject property lying South of the centerline of Little Cottonwood Creek.

Parcel 3:

A parcel of land situated in the NE1/4NW1/4 of Section 12, Township 2 South, Range 1 West, Salt Lake

Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point on the Westerly right of way line of a frontage road incident to the construction of a freeway known as Project No. I-15-7(7)298, said point being South 385.44 feet and West 374.94 feet from the North quarter corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°47'44" West 148.19 feet; thence South 00°11'00" West 184.00 feet; thence South 89°49'00" East 149.80 feet to said right of way; thence North 00°19'00" West 183.95 feet along said right of way line to the point of beginning.

Parcel 4:

A parcel of land situated in the NE1/4NW1/4 of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

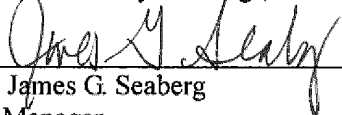
Beginning at a point on the Westerly right of way line of a frontage road incident to the construction of a freeway known as Project No. I-15-7 (7)298, said point being South 713.93 feet and West 373.12 feet from the North quarter corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°02'00" West 115.35 feet; thence South 09°13'44" West 154.32 feet, more or less, to the center of Little Cottonwood Creek; thence along said center North 63°57'00" West 61.02 feet; thence North 00°12'24" East 456.65 feet; thence South 89°47'44" East 43.25 feet; thence South 00°11'00" East 184.00 feet; thence South 89°49'00" East 149.80 feet to said right of way; thence South 00°19'00" East 144.55 feet along said right of way to the point of beginning.

Less and excepting therefrom that portion of subject property lying South of the centerline of Little Cottonwood Creek.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 13th day of August, 2020.

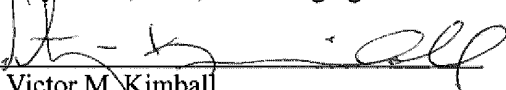
ICO Multifamily Holdings, LLC



By: James G. Seaberg
Its: Manager

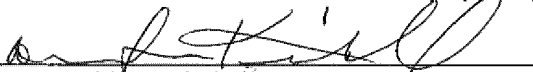
C2K Associates, L.L.C., a Utah limited liability company

By Tally Three, LLC, it's managing member



By: Victor M. Kimball
Its: Manger

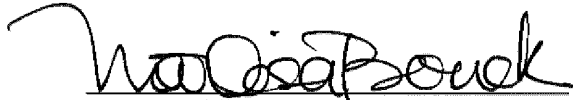
DMKimball, LLC, a Utah limited liability company

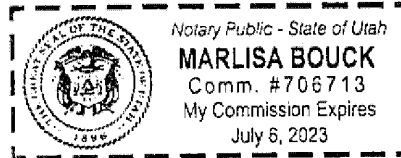


By: David M. Kimball
Its: Manager

State of Utah, County of Salt Lake)ss:


On this date, August 13, 2010, personally appeared before me James G. Seaberg, who being by me duly sworn did say that he is a Manager of ICO Multifamily Holding, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said James G. Seaberg acknowledged to me that said limited liability company executed same.

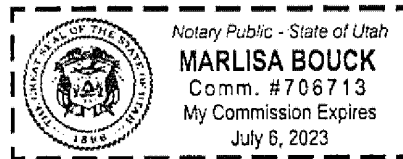

Notary Public



State of Utah, County of Salt Lake)ss:


On this date, August 13, 2020, personally appeared before me Victor M. Kimball, who being by me duly sworn did say that he is a Manager of Tally Three, LLC, the Member of C2K Associates, L.L.C., a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Victor M. Kimball acknowledged to me that said limited liability company executed same.

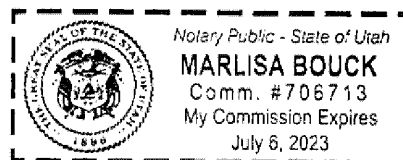

Notary Public



State of Utah, County of Salt Lake)ss:

On this date, August 17, 2020, personally appeared before me David M. Kimball, who being by me duly sworn did say that he is a Manager of DMkimball, LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said David M. Kimball acknowledged to me that said limited liability company executed same.


Notary Public



13121595
11/12/2019 2:47:00 PM \$40.00
Book - 10858 Pg - 7299-7301
RASHELLE HOBBS
Recorder, Salt Lake County, UT
HIGHLAND TITLE AGENCY
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

Property Dynamics III, LLC
11616 South State Street Ste 1504
Draper, UT 84020
File No.: 45191

Sidwell # 21-12-129-026

WARRANTY DEED
(Individual Form)

Sego Lily School

GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

Property Dynamics III, LLC, a Utah Limited Liability Company

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Salt Lake County, State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as 447 West 4800 South, Murray, UT 84123

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2019 and thereafter.

WITNESS, the hand of said grantor this 4th day of November, 2019.

SEGO LILY SCHOOL


Jennifer Schwartz

Its: *School Founder*

State of Utah
County of Salt Lake

On this 4th day of November, 2019, personally appeared before me, the undersigned Notary Public, personally appeared Jennifer Schwartz the School Founder of Segoe Lily School, personally known to me (or proved to me on the basis of satisfactory evidence) to the the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged before 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: June 09, 2022

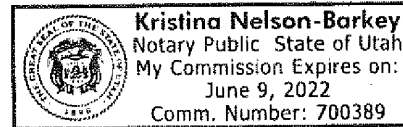


EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4800 SOUTH STREET SOUTH 00° 06'54" EAST ALONG THE SECTION LINE, 145.34 FEET TO THE CENTERLINE OF 4800 SOUTH STREET AND NORTH 89°47'36" WEST, ALONG SAID CENTERLINE OF 4800 SOUTH STREET, 687.39 FEET, AND SOUTH 2°55'00" EAST 33.05 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 2°55'00" EAST 208.80 FEET; THENCE NORTH 89°47'36" WEST 87.06 FEET; THENCE SOUTH 6°00'00" EAST 40.93 FEET; THENCE NORTH 71°49'45" WEST 226.80 FEET; THENCE NORTH 0° 40'32" WEST 179.25 FEET; THENCE SOUTH 89°47'36" EAST 289.76 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 21-12-129-026