



W3000157

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:

E# 3000157 PG 1 OF 2
Leann H. Kiltz, WEBER COUNTY RECORDER
30-Aug-19 11:43 AM FEE \$40.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

FPA Multifamily, LLC
2082 Michelson Drive, Suite 400
Irvine, CA 92612

Parcel Identification Number: 13-113-0031

(Above Space For Recorder's Use Only)

114476 JTF

SPECIAL WARRANTY DEED

For \$10.00 and other value received Gate at Canyon Ridge Apartments SLC, LLC, a Utah limited liability company, who took title as "Gate at Canyon Ridge SLC, LLC" ("Grantor"), does hereby bargain and sell, convey and warrant against all claiming by, through or under it and none other to FPA6 Canyon Ridge, LLC, a Delaware limited liability company ("Grantee"), all that certain real property situated in Weber County, Utah described as follows:

Beginning at a point North 00°23'33" East 457.67 feet from the Southwest corner of the Northeast quarter of the Northwest quarter of Section 27, Township 6 North, Range 1 West, Salt Lake Base and Meridian and running thence South 89°02' East 560.46 feet; thence North 00°58' East 164.01 feet; thence South 89°02' East 464.00 feet; thence North 00°58' East 33.00 feet; thence South 89°02' East 33.00 feet; thence North 00°58' East 264.03 feet; thence North 89°02' West 335.00 feet; thence North 82°00' West 85.00 feet; thence North 47°30' West 8.00 feet; thence North 42°30' East 199.02 feet, to the Southerly right-of-way line of Valley Drive; thence South 82°35' West 86.86 feet, along said right-of-way line; thence South 07°38'30" East 7.00 feet, along said right-of-way line; thence South 82°08' West 626.24 feet, along said right-of-way line to a point of a 859.00 foot radius curve to the right; thence Southwesterly along the arc of said curve and right-of-way line 65.87 feet (the bearing of the long chord bearing South 84°19'48" West, a distance of 65.85 feet); thence South 00°23'33" West 502.40 feet to the point of beginning.

This conveyance is subject to: non-delinquent taxes and assessments; all matters of record; and any matters which could be ascertained by a proper inspection or survey of such real property. Grantor warrants the title against all persons whomsoever, subject to the matters above set forth. Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the real property.

|||||

[signature page follows]

IN WITNESS WHEREOF, Grantor has caused its name to be hereunto effective as of August 30, 2019.

Gate at Canyon Ridge Apartments SLC, LLC, a Utah limited liability company

By: Starboard Utah Inc., a Utah corporation, Manager

By: [Signature]
Jon S. Schisler, 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.

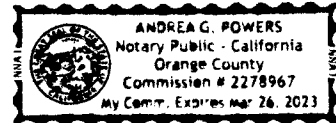
State of California)
County of Orange)

On August 15, 2019 before me, Andrea G. Powers, Notary Public, personally appeared Jon S. Schisler 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]



This area for official notarial seal.