

**After Recording Return To and  
Send Tax Notices To:**  
Investment Property Group  
18006 Sky Park Circle Suite 200  
Irvine, CA 92614  
Attention: Brian L. Fitterer

12722690  
2/26/2018 11:24:00 AM \$15.00  
Book - 10650 Pg - 625-627  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

**Assessor's Tax Parcel/Account Number(s):**  
22-06-176-001-0000, 22-06-176-002-0000

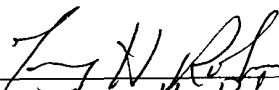
First American Title  
National Commercial Services  
NCS File # 876550

**SPECIAL WARRANTY DEED**

Cottonwood Coves, Inc., a Utah corporation, as Grantor, grants, conveys and warrants to Cottonwood Coves MHC, LLC, a Utah limited liability company, as Grantee, free of encumbrances, and subject to matters discoverable by an inspection or survey, the real property described in Exhibit A, attached hereto and by reference incorporated herein, commonly known as Cottonwood Coves Mobile Home Park (the "Property"), including without limitation any after acquired title of Grantor.

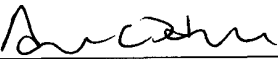
DATED this 23<sup>rd</sup> day of February, 2018.

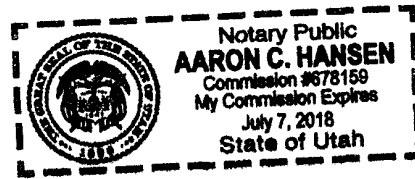
Cottonwood Coves, Inc., a Utah corporation

By:   
Name: Jerry H. Robinson  
Its: Pres.

STATE OF Utah )  
 ) ss.  
County of Salt Lake )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of February, 2018, by Terry H. Robison, the president of Cottonwood Coves, Inc., a Utah corporation.

  
Notary Public  
Print Name Aaron C. Hansen  
My commission expires 7/7/18



**EXHIBIT A**  
(Legal Description)

PARCEL 1:

COMMENCING 661.72 FEET NORTH AND 800.51 FEET EAST AND NORTH 89°27'54" WEST 330 FEET FROM MONUMENT AT THE INTERSECTION OF STATE STREET AND 4500 SOUTH STREET; THENCE NORTH 0°31'11" WEST 350.83 FEET; THENCE NORTH 89°52'25" EAST 28.32 RODS; THENCE NORTH 82° EAST 15.86 RODS; THENCE SOUTH 6°18'37" EAST 56.72 FEET; THENCE SOUTH 7°17'18" EAST 16.69 FEET; THENCE SOUTH 23°36'44" EAST 46.03 FEET; THENCE SOUTH 32°59'35" EAST 58.95 FEET; THENCE SOUTH 3°10'43" EAST 387.12 FEET; THENCE SOUTH 87°36'47" WEST 114.55 FEET; THENCE SOUTH 88°18'03" WEST 78.88 FEET; THENCE SOUTH 87°38'36" WEST 279.17 FEET; THENCE NORTH 0°49' WEST 159.47 FEET; THENCE SOUTH 89°59' EAST 25.22 FEET; THENCE NORTH 30° EAST 107.79 FEET; THENCE NORTH 88°02' EAST 120.07 FEET; THENCE NORTH 115.9 FEET; THENCE WEST 50 FEET; THENCE SOUTH 50 FEET; THENCE WEST 70 FEET; THENCE SOUTH 65°21' WEST 87.8 FEET; THENCE SOUTH 0°18'37" EAST 24.24 FEET; THENCE NORTH 89°27'54" WEST 148.5 FEET; THENCE SOUTH 0°18'37" EAST 102.5 FEET; THENCE NORTH 89°27'54" WEST 181.5 FEET TO POINT OF BEGINNING. BEING IN BLOCK 8 TEN ACRE PLAT "A".

PARCEL 2:

COMMENCING 1015.86 FEET NORTH AND 564.44 FEET EAST FROM MONUMENT AT INTERSECTION OF STATE STREET AND 4500 SOUTH STREET; THENCE NORTH 0°10'02" EAST 566.19 FEET; THENCE SOUTH 88°49'30" EAST 313.07 FEET; THENCE SOUTH 46°43'53" EAST 27.59 FEET; THENCE SOUTH 66°33'02" EAST 27.69 FEET; THENCE SOUTH 86°56'50" EAST 32.92 FEET; THENCE NORTH 52°29'17" EAST 43.3 FEET; THENCE NORTH 68°55'05" EAST 49.07 FEET; THENCE SOUTH 50°00'33" EAST 126.7 FEET; THENCE NORTH 59°04'38" EAST 82.52 FEET TO WESTERLY LINE OF GORDON LANE; THENCE SOUTH 35°07' EAST 208.4 FEET; THENCE SOUTH 46°16' EAST 215.8 FEET; THENCE SOUTH 50°27'45" EAST 382.39 FEET; THENCE SOUTH 27°29'34" WEST 698.87 FEET; THENCE SOUTH 61° WEST 150.84 FEET; THENCE NORTH 0°04'15" WEST 32.77 FEET; THENCE NORTH 73°07'30" WEST 117.74 FEET; THENCE NORTH 61°36'35" WEST 27.16 FEET; THENCE NORTH 25°55'25" WEST 97.51 FEET; THENCE NORTH 14°24' EAST 49.5 FEET; THENCE NORTH 87°36'47" EAST 114.55 FEET; THENCE NORTH 3°10'43" WEST 387.12 FEET; THENCE NORTH 32°59'35" WEST 58.95 FEET; THENCE NORTH 23°36'44" WEST 46.03 FEET; THENCE NORTH 7°17'45" WEST 16.69 FEET; THENCE NORTH 6°18'37" WEST 56.72 FEET; THENCE SOUTH 82° WEST 261.36 FEET; THENCE SOUTH 89°52'25" WEST 371.81 FEET TO BEGINNING. BEING IN BLOCK 8 TEN ACRE PLAT "A".