

Entry 2019008373
Book 1634 Pages 294-296 \$40.00
27-Dec-19 04:01
BRENDA MCDONALD
RECORDER, UINTAH COUNTY, UTAH
FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SALT LAKE
215 SOUTH STATE STREET, SUITE 380, SALT LAKE CITY, UTAH 84111
Rec By: Dana Brown, Deputy Recorder
Electronic Recording

When recorded, mail to:

Vernal Ventures LLC
605 Palencia Club Drive
St. Augustine, FL 32095
Attention: Barry DeGroot

Ent 2019008373
Book 1634 Pg 294

Parcel Number: 05:052:0203

First American Title
National Commercial Services
NCS File # 968806

SPECIAL WARRANTY DEED
(Ashley Creek Phase I)

MIDCAP FUNDING INVESTMENT V LLC, a Delaware limited liability company, ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through, or under said Grantor, to **VERNAL VENTURES LLC**, a Florida limited liability company, as to an undivided 72.18%, and **CASSIDY PROPERTY MANAGEMENT LLC**, a Pennsylvania limited liability company, as to an undivided 27.82%, *as Tenants in Common* (collectively, "Grantee"), with an address of 605 Palencia Club Drive, St. Augustine, FL 32095, that certain real property more particularly described on Exhibit A attached hereto (the "Property");

TOGETHER WITH all improvements thereon, and any and all water rights, mineral rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges, entitlements, and appurtenances with respect to the Property, now or hereafter appertaining to, used or enjoyed with said real property, or any part thereof; and

SUBJECT TO all covenants, conditions, easements, rights-of-way, reservations, and restrictions now of record.

[Signature and Acknowledgement Page Follows]

Exhibit A

Legal Description of Property

That certain real property located in Uintah County, State of Utah, more particularly described as follows:

PARCEL 1:

LOT 3 OF ASHLEY CREEK VILLAGE SUBDIVISION, VERNAL CITY, UINTAH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UINTAH COUNTY RECORDER.

PARCEL 1A:

THE EASEMENTS BENEFITING AND APPURTENANT TO THE ABOVE DESCRIBED PARCEL 1, GRANTED PURSUANT TO THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 19, 2011 AS ENTRY NO. 2011009105 IN BOOK 1259 AT PAGE 49 OF OFFICIAL RECORDS.

For reference purposes only, APN: 05:052:0203

Exhibit A