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 8411
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]

EXECUTED this 27 day of <u>December</u>, 2019. **GRANTOR**: MIDCAP FUNDING INVESTMENT V LLC, a Delaware limited liability company By: Apollo Capital Management, L.P., its Investment Manager By: Apollo Capital Management GP, LLC, its General Partner Name: Maurice Amsellem Authorized Signatory Title: STATE OF MARYLAND : COUNTY OF Montgone of On this 27 day of <u>Veccube</u>, 2019, before me, the undersigned officer, personally appeared Maurice Amsellem, as Authorized Signatory of Apollo Capital Management GP, LLC, the General Partner of Apollo Capital Management, L.P., the Investment Manager of Midcap Funding Investment V LLC, and that he, as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Signatory. In witness whereof, I hereunto set my hand and official seal.

HANNAH O. ROMERO Notary Public-Maryland Montgomery County My Commission Expires March 14, 2022 NOTARY PUBLIC

# 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