

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Rollermills Apartments, LLC
748 W Heritage Park Blvd., Ste. 203
Layton, Utah 84041

Tax Parcel No. _____



ENT 16607:2019 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Feb 28 1:58 pm FEE 16.00 BY MA
RECORDED FOR VANGUARD TITLE INSURANCE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, ROLLERMILLS APARTMENTS, LLC, a Utah limited liability company, owner of an undivided 50.00% interest as a tenant-in-common in the below described Property, and VINEYARD 87 APARTMENTS, LLC, a Utah limited liability company, owner of an undivided 50.00% interest as a tenant-in-common in the below described Property (collectively, "Grantor"), hereby convey to ROLLERMILLS APARTMENTS, LLC, a Utah limited liability company, an undivided 50.00% interest as a tenant-in-common in the below described Property and hereby convey to VINEYARD 87 APARTMENTS, LLC, a Utah limited liability company (collectively "Grantee"), an undivided 50.00% interest as a tenant-in-common in the below described Property. As used herein, "Property" shall mean the following described real property situated in Utah County, State of Utah, together with all rights and privileges appurtenant thereto:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Property").

Together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, and sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

SUBJECT TO all matters of record.

Grantor warrants the Property against all who claim by, through or under the Grantor.

[Signatures on following page]

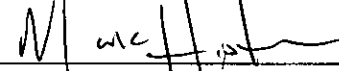
SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED


Dated this 21st day of February, 2019.

GRANTOR:

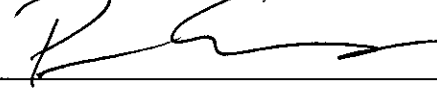
ROLLERMILLS APARTMENTS, LLC
a Utah limited liability company

By: HG Rollermills Apartments, LLC,
Its: Manager

By: 
Mark Hampton
Its: Manager

By: 
Kevin Garn
Its: Manager

VINEYARD 87 APARTMENTS, LLC

By: 

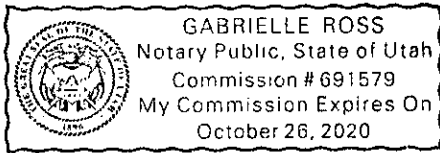
Name: Peter Evans

Title: Manager

(notary acknowledgments on following page)

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

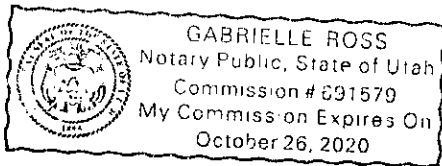
On this 21 day of February, 2019, before me a Notary Public, personally appeared Kevin Garn, known to me to be a Manager of HG ROLLERMILLS APARTMENTS, LLC, a Utah limited liability company, the Manager of ROLLERMILLS APARTMENTS, LLC, who executed the within instrument on behalf of said ROLLERMILLS APARTMENTS, LLC, and acknowledged to me that said company executed the same.



Gabrielle Ross
NOTARY PUBLIC
Residing in: DAVIS COUNTY, VT
My commission expires: 10/26/2020

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

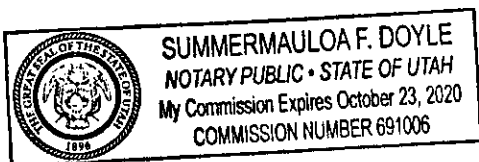
On this 21 day of February, 2019, before me a Notary Public, personally appeared Mark Hampton, known to me to be a Manager of HG ROLLERMILLS APARTMENTS, LLC, a Utah limited liability company, the Manager of ROLLERMILLS APARTMENTS, LLC, who executed the within instrument on behalf of said ROLLERMILLS APARTMENTS, LLC, and acknowledged to me that said company executed the same.



Gabrielle Ross
NOTARY PUBLIC
Residing in: DAVIS COUNTY, VT
My commission expires: 10/26/2020

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

On this 21st day of February, 2019, before me a Notary Public, personally appeared Peter Evans, known to me to be the Manager of VINEYARD 87 APARTMENTS, LLC, a Utah limited liability company, who executed the within instrument on behalf of said VINEYARD 87 APARTMENTS, LLC, and acknowledged to me that said company executed the same.



Summermauloa F. Doyle
NOTARY PUBLIC
Residing in: Leki, UT
My commission expires: 10-23-2020

EXHIBIT A
(to Special Warranty Deed)

Legal Description

Real property located in Utah County, State of Utah, and more particularly described as follows:

Lot 1, LEHI TECH SUBDIVISION, Amending Lot 1 Biomni Plat "A" and Amending and Vacating 200 South Street, a Commercial Subdivision, Lehi, Utah.