

Mail Recorded Deed and Tax Notice To:
ICO Multifamily Holdings, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 142465-DMF

SPECIAL WARRANTY DEED

Boyd Anderson & Sons Company, Inc., a Utah corporation (also appearing of record as Boyd Anderson and Sons, Inc.)

GRANTOR(S) of Lindon, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

ICO Multifamily Holdings, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 14-053-0160 and 14-064-0012 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 4th day of May, 2021.

Boyd Anderson & Sons Company, Inc., a Utah corporation

BY: Ron Anderson
Ron Anderson
President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 4th day of May, 2021, personally appeared before me Ron Anderson, who being by me duly sworn did say that he/she is the President of Boyd Anderson & Sons Company, Inc., a Utah corporation, and acknowledged that he/she signed the foregoing instrument on behalf of said corporation by authority of a resolution of its Board of Directors.

[Signature]
Notary Public

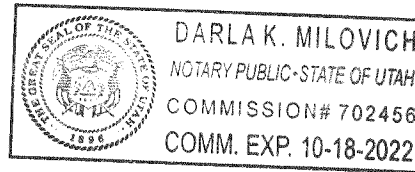


EXHIBIT A
Legal Description

A portion of the SE1/4 of Section 29 and the NW1/4 and NE1/4 of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Lindon City, Utah, more particularly described as follows:

Beginning at a point located S00°11'45"E along the Section line 429.09 feet and East 2,726.53 feet from the Northwest Corner of Section 32, T5S, R2E, SLB&M; thence Northwesterly along the arc of a 15.00 feet radius non-tangent curve to the right (radius bears: N04°20'58"W) 23.56 feet through a central angle of 90°00'00" Chord: N49°20'58"W 21.21 feet; thence N04°20'58"W 784.07 feet; thence along the arc of a curve to the right with a radius of 975.00 feet a distance of 97.34 feet through a central angle of 05°43'13" Chord: N01°29'22"W 97.30 feet to the South line of that Real Property described in Deed Entry No. 2661:1996 of the Official Records of Utah County; thence N87°56'18"E along said deed 598.70 feet; thence S32°23'59"E 35.74 feet; thence N82°11'23"E 10.00 feet to the Westerly Right-of-Way line of the Union Pacific Railroad; thence S07°48'37"E along said right-of-way 842.95 feet to the Northerly line of Anderson Lane; thence S85°39'02"W along said lane 665.76 feet to the point of beginning. (Apartment Parcel)