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12/30/2016 4:45:00 PM \$160.00  
Book - 10517 Pg - 1095-1102  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 8 P.

Mail Recorded Deed and Tax Notice To:  
Solameer Partners, LLC,  
500 N. Marketplace Dr., Suite 101  
Centerville, UT 84014



File No.: 87692-AF

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## SPECIAL WARRANTY DEED

**Solameer Townhomes L.L.C., a Utah limited liability company, GRANTOR(S)** of Salt Lake County, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

**Solameer Partners, LLC, a Utah limited liability company, as to an undivided 87.40 percent interest and Robert Hawkes Real Estate, LLC, a Utah limited liability company, as to an undivided 6.30 percent interest and Sharlene Hawkes Real Estate, LLC, a Utah limited liability company as to an undivided 6.30 percent interest, GRANTEE(S)** of Davis County, 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 Salt Lake County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** See Exhibit B attached hereto (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

A handwritten signature in black ink, appearing to be "WJ", located in the bottom right corner of the page.

Dated this 28<sup>th</sup> day of December, 2016.

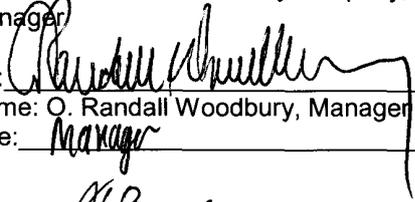
Solameer Townhomes L.L.C., a Utah limited liability company

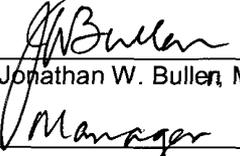
BY: GSW Properties, L.L.C., a Utah limited liability company,  
its Manager

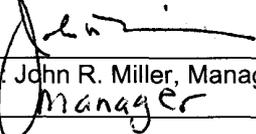
BY: Woodbury Strategic Partners Fund, L.P., a Delaware  
limited partnership, its Manager

~~WSP~~  
BY: ~~WSP~~ Truffles L.L.C, a Delaware limited liability  
company, its General Partner

BY: Woodbury Strategic Partners Management,  
L.L.C., a Utah limited liability company, its  
Manager

BY:   
Name: O. Randall Woodbury, Manager  
Title: Manager

BY:   
Name: Jonathan W. Bullen, Manager  
Title: Manager

BY:   
Name: John R. Miller, Manager  
Title: Manager

BY:   
Name: Lane Critchfield, Manager  
Title: General Manager

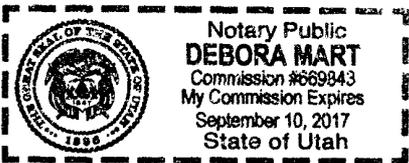
STATE OF UTAH

COUNTY OF SALT LAKE

On the 28<sup>th</sup> day of December, 2016, personally appeared before me O. Randall Woodbury who acknowledged himself/herself to be the Manager of Woodbury Strategic Partners Management, L.L.C, a Utah limited liability company, which is General Partner of WSP Truffles, L.L.C., a Delaware limited liability company, which is Manager of Woodbury Strategic Partners Fund, L.P., a Delaware limited partnership, which is Manager of GSW Properties L.L.C, a Utah limited liability company, which is Manager of Solameer Townhomes L.L.C., a Utah limited liability company, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 29<sup>th</sup> day of December, 2016, personally appeared before me Jonathan Bullen, who acknowledged himself/herself to be the Manager of Woodbury Strategic Partners Management, L.L.C, a Utah limited liability company, which is General Partner of WSP Truffles, L.L.C., a Delaware limited liability company, which is Manager of Woodbury Strategic Partners Fund, L.P., a Delaware limited partnership, which is Manager of GSW Properties L.L.C, a Utah limited liability company, which is Manager of Solameer Townhomes L.L.C., a Utah limited liability company, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]

Notary Public



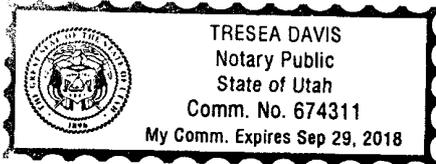
STATE OF UTAH

COUNTY OF SALT LAKE

On the 29<sup>th</sup> day of December, 2016, personally appeared before me John R. Miller, who acknowledged himself/herself to be the Manager of Woodbury Strategic Partners Management, L.L.C, a Utah limited liability company, which is General Partner of WSP Truffles, L.L.C., a Delaware limited liability company, which is Manager of Woodbury Strategic Partners Fund, L.P., a Delaware limited partnership, which is Manager of GSW Properties L.L.C, a Utah limited liability company, which is Manager of Solameer Townhomes L.L.C., a Utah limited liability company, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]

Notary Public



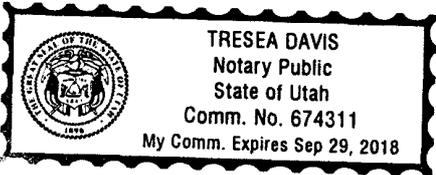
*W*

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29<sup>th</sup> day of December, 2016, personally appeared before me Lane Critchfield, who acknowledged himself/herself to be the Manager Woodbury Strategic Partners Management, L.L.C, a Utah limited liability company, which is General Partner of WSP Truffles, L.L.C., a Delaware limited liability company, which is Manager of Woodbury Strategic Partners Fund, L.P., a Delaware limited partnership, which is Manager of GSW Properties L.L.C, a Utah limited liability company, which is Manager of Solameer Townhomes L.L.C., a Utah limited liability company, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Tresea Davis  
Notary Public



*Handwritten mark*

**EXHIBIT A**

Lots 1001 thru 1134 inclusive, Lot B, all Common Area (including Private Streets) and Limited Common Area, as established, referenced, and contained within HERRIMAN TOWNES PHASE 1, as the same is identified in the Plat recorded in Salt Lake County, Utah as Entry No. 11859698 in Book 2014P of Plats at Page 122 of the official records of the County Recorder of Salt Lake County, Utah and in the Solameer Recreational Amenities Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements and Bylaws recorded with the Salt Lake County Recorder's office on February 28, 2014 as Entry No. 11811681 in Book 10214 at Page 4752, and in the Declaration of Covenants, Conditions and Restrictions for Solameer Townhomes (a part of the planned Solameer Properties Development) recorded with the Salt Lake County Recorder's office on February 28, 2014 as Entry No. 11811782 in Book 10214 at Page 5477, and in the Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements, and Bylaws for Solameer Apartments (a part of the planned Solameer Properties Development) recorded with the Salt Lake County Recorder's office on February 28, 2014 as Entry No. 11811812 in Book 10214 at Page 5815; excluding, however, any portion of Lot A within the aforementioned Plat and Declarations.

Said property is also described by survey as follows:

Commencing at a point which lies North 00°20'50" East along the quarter section line, a distance of 53.00 feet and North 89°35'47" West, a distance of 13.21 feet and from the South quarter corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point lies on the Northerly right of way line of 13400 South Street; and traversing thence North 89°35'47" West, a distance of 537.91 feet along said Northerly right of way line; thence North 00°11'38" East, a distance of 228.86 feet; thence North 55°39'37" East, a distance of 102.86 feet; thence along an arc 26.90 feet to the right, having a radius of 62.50 feet, the chord of which is North 67°59'33" East, for a distance of 26.70 feet to a point of reverse curvature; thence along an arc 14.78 feet to the left, having a radius of 10.00 feet, the chord of which is North 37°58'37" East, for a distance of 13.47 feet to a point of compound curvature; thence along an arc 29.62 feet to the left, having a radius of 85.00 feet, the chord of which is North 14°21'18" West, for a distance of 29.48 feet; thence North 24°20'23" West, a distance of 2.20 feet; thence along an arc 9.82 feet to the left, having a radius of 10.00 feet, the chord of which is North 52°27'55" West, for a distance of 9.43 feet to a point of reverse curvature; thence along an arc 7.64 feet to the right, having a radius of 35.00 feet, the chord of which is North 74°20'23" West, for a distance of 7.62 feet to a point of reverse curvature; thence along an arc 9.82 feet to the left, having a radius of 10.00 feet, the chord of which is South 83°47'09" West, for a distance of 9.43 feet; thence North 34°20'23" West, a distance of 30.00 feet; thence along a non-tangent arc 9.82 feet to the left, having a radius of 10.00 feet, the chord of which is North 27°32'05" East, for a distance of 9.43 feet to a point of reverse curvature; thence along an arc 11.35 feet to the right, having a radius of 35.00 feet, the chord of which is North 08°42'00" East, for a distance of 11.30 feet to a point of reverse curvature; thence along an arc 9.13 feet to the left, having a radius of 10.00 feet, the chord of which is North 08°10'29" West, for a distance of 8.82 feet; thence North 34°20'23" West, a distance of 76.01 feet; thence along an arc 11.19 feet to the left, having a radius of 382.50 feet, the chord of which is North 35°10'40" West, for a distance of 11.19 feet; thence along a non-tangent arc 15.89 feet to the left, having a radius of 25.00 feet, the chord of which is North 54°13'34" West for a distance of 15.63 feet; thence along an arc 196.95 feet to the left, having a radius of 795.00 feet, the chord of which is North 46°37'08" East, for a distance of 196.45 feet; thence North 39°31'18" East, a distance of 13.60 feet to a point which lies on the Southerly right of way line of Herriman Rose Boulevard; thence along said Southerly right of way line the following four (4) courses: (1) along a 15.00 foot radius curve to the right, a distance of 21.79 feet, the chord of which is North 81°07'49" East, for a distance of 19.92 feet to a point of reverse curvature, (2) along a 366.00 foot curve to the left, a distance of 207.89 feet, the chord of which is South 73°32'01" East, for a distance of 205.11 feet, (3) South 89°48'22" East, a distance of 159.86 feet, (4) along a 20.00 foot radius curve to the right, a distance of 31.42 feet, the chord of which is South 44°48'22" East, for a distance of 28.28 feet to a point which lies on the Westerly right of way line of 5195 West Street; thence along said Westerly right of way line the remaining courses: (1) South 00°11'38" West, a distance of 532.52 feet, (2) along a 20.00 foot radius curve to the right, a distance of 31.49 feet, the chord of which is South 45°17'56" West, for a distance of 28.34 feet to the point of beginning.

W

## EXHIBIT B

Lot No.	Parcel No.
1001	26-36-376-014
1002	26-36-376-013
1003	26-36-376-012
1004	26-36-376-011
1005	26-36-376-010
1006	26-36-376-019
1007	26-36-376-018
1008	26-36-376-017
1009	26-36-376-016
1010	26-36-376-015
1011	26-36-376-020
1012	26-36-376-021
1013	26-36-376-022
1014	26-36-376-023
1015	26-36-376-024
1016	26-36-376-025
1017	26-36-376-026
1018	26-36-376-027
1019	26-36-376-028
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1103	26-36-376-121
1104	26-36-376-122
1105	26-36-376-123
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1131	26-36-376-141
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1133	26-36-376-143
1134	26-36-376-144
B	26-36-376-052
Common Area	26-36-376-145

