

Grantee  
1389 Center Drive, Suite 360  
Park City, Utah 84098

ENT 73889:2014 PG 1 of 3  
Jeffery Smith  
Utah County Recorder  
2014 Oct 15 02:48 PM FEE 16.00 BY CLS  
RECORDED FOR Meridian Title Company  
ELECTRONICALLY RECORDED

## SPECIAL WARRANTY DEED

ANDERSON GENEVA, LLC, a Delaware limited liability company and ICE CASTLE RETIREMENT FUND, LLC, a Delaware limited liability company, formerly a Utah limited liability company GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the grantor to

Cottonwood Geneva, LLC, a Delaware limited liability company,

as GRANTEE(S), the following described real property situated in Utah County, State of Utah, to-wit:

A portion of Lots 1 and 2, Geneva Park East - Phase One Megaplex, according to the official plat thereof as recorded in the office of the Utah County Recorder, more particularly described as follows:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 8, Township 6 South, Range 2 East, Salt Lake Base & Meridian, said property being more particularly described as follows:

Beginning at the Southeast Corner of said Section 8; thence North  $00^{\circ}47'32''$  West a distance of 1598.34 feet along the section line; thence West a distance of 204.63 feet to the real point of beginning; thence South  $08^{\circ}05'53''$  East a distance of 795.08 feet; thence South  $86^{\circ}38'21''$  West a distance of 36.41 feet to a point of curvature of a 1600.00-foot radius tangent curve to the right; thence Southwesterly along the arc of said curve a distance of 89.76 feet, said curve having a Central Angle of  $03^{\circ}12'51''$  and a chord that bears South  $88^{\circ}14'47''$  West a distance of 89.74 feet; thence South  $89^{\circ}51'16''$  West a distance of 126.74 feet; thence North a distance of 792.35 feet; thence South  $89^{\circ}59'58''$  West a distance of 1193.19 feet to a point of curvature of a 899.00-foot radius non-tangent curve to the left; thence Northwesterly along the arc of said curve a distance of 171.33 feet, said curve having a Central Angle of  $10^{\circ}55'09''$  and a chord that bears North  $46^{\circ}48'33''$  West a distance of 171.07 feet; thence North  $52^{\circ}16'08''$  West a distance of 320.41 feet to a point of curvature of a 801.00-foot radius tangent curve to the right; thence Northwesterly along the arc of said curve a distance of 516.45 feet, said curve having a Central Angle of  $36^{\circ}56'31''$  and a chord that bears North  $33^{\circ}47'52''$  West a distance of 507.55 feet to a point of curvature of a 87.00-foot radius tangent curve to the right; thence Northwesterly along the arc of said curve a distance of 34.73 feet, said curve having a Central Angle of  $22^{\circ}52'11''$  and a chord that bears North  $03^{\circ}53'31''$  West a distance of 34.50 feet; thence North  $07^{\circ}32'34''$  East a distance of 48.47 feet; thence North  $08^{\circ}00'00''$  West a distance of 120.28 feet; thence North  $35^{\circ}52'37''$  East a distance of 123.08 feet to a point of curvature of a 7928.00-foot radius non-tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 147.28 feet, said curve having a Central Angle of  $01^{\circ}03'52''$  and a chord that bears North  $87^{\circ}15'29''$  East a distance of 147.28 feet to a point of curvature of a 7929.28-foot radius non-tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 237.88 feet, said curve having a Central Angle of  $01^{\circ}43'08''$  and a chord that bears North  $88^{\circ}10'05''$  East a distance of 237.87 feet to a point of curvature of a 7930.00-foot radius non-tangent curve to the right; thence

Northeasterly along the arc of said curve a distance of 134.12 feet, said curve having a Central Angle of 00°58'09" and a chord that bears North 89°59'38" East a distance of 134.12 feet; thence South 89°31'18" East a distance of 1268.07 feet; thence South 08°05'53" East a distance of 1050.79 feet to the point of beginning.

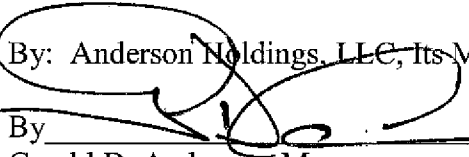
A Portion of Tax ID No.'s: 40-468-0001, 40-468-0002

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants and restrictions of record.

In witness whereof, the grantors have executed this instrument this 14 day of October, 2014.

ANDERSON GENEVA, LLC, a Delaware limited liability company

By: Anderson Holdings, LLC, Its Manager

By:   
Gerald D. Anderson, Manager


ICE CASTLE RETIREMENT FUND, LLC, a Delaware limited liability company

By: Pro Management Utah, LLC, Its Manager

By:   
Glen R. Pettit, Manager

STATE OF UTAH )  
 ) :SS  
COUNTY OF Utah )


The foregoing instrument was acknowledged before me this 14 day of October, 2014 by Gerald D. Anderson the Manager of Anderson Holdings, LLC, the Manager of ANDERSON GENEVA, LLC, a Delaware limited liability company who duly acknowledged to me that it was executed by authority.

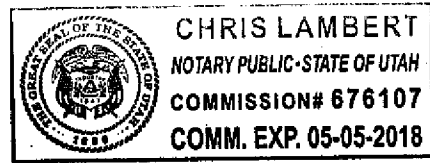
  
Notary Public



STATE OF UTAH )  
 )  
 :SS  
COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 14 day of October, 2014 by Glen R. Pettit, Manager of Pro Management Utah LLC the Manager of Ice Castle Retirement Fund, LLC, a Delaware limited liability company, who duly acknowledged to me that it was executed by authority.

  
\_\_\_\_\_  
Notary Public



Mail tax notice to:  
Grantee  
2750 East Cottonwood Parkway #560  
Salt Lake City UT 84121

**Corrected Quit – Claim Deed**

MTLH COMMERCIAL, LLC, a Utah limited liability company, Grantor,  
of Highland City, County of Utah, State of Utah,  
hereby QUIT-CLAIM to  
COTTONWOOD GENEVA, LLC, a Delaware limited liability company, Grantee,  
of Salt Lake City, County of Salt Lake, State of Utah  
for the sum of Ten and 00/100 -----DOLLARS, and other good and valuable considerations, the  
following described tract of land in Utah County, State of Utah:

**Portion of Lot 7 of Forge Plat with Cottonwood Geneva, LLC Property**

A parcel of land located in the Southeast Quarter of Section 8, Township 6 South, Range 2 East, Salt Lake Base & Meridian, said property being more particularly described as follows:

Beginning at a point being South 00°47'32" East 1,061.91 feet along the section line and West 1,447.02 feet from the East Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running thence Southwesterly 8.76 feet along the arc of a 235.00 foot radius curve to the left (center bears South 33°20'12" East and the chord bears South 55°35'43" West 8.76 feet with a central angle of 02°08'10"); thence South 54°31'38" West 47.72 feet; thence Westerly 21.75 feet along the arc of a 15.00 foot radius curve to the right (center bears North 35°28'22" West and the chord bears North 83°56'10" West 19.89 feet with a central angle of 83°04'23") to the Easterly Right-of-Way Line of Mill Road; thence Northwesterly 39.92 feet along the arc of a 899.00 foot radius curve to the left (center bears South 51°11'40" West and the chord bears North 40°04'39" West 39.92 feet with a central angle of 02°32'39") along the Easterly Right-of-Way Line of Mill Road; thence North 89°59'58" East 91.58 feet to the point of beginning.

Contains 1,811 Square Feet or 0.042 Acres

Part of Parcel Identification No. 40-468-0008

**THIS DOCUMENT IS BEING EXECUTED TO SHOW THE PROPER SIGNATURE BLOCK OF THE GRANTOR.**

WITNESS the hand of said grantor, this 31st day of January, 2017.

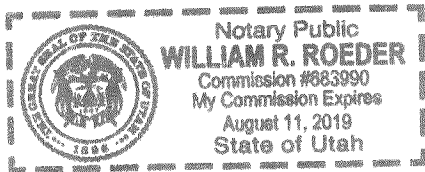
MTLH COMMERCIAL, LLC, a Utah limited liability company

BY: R2R VENTURES, LLC, a Utah limited liability company, its Manager

By: [Signature]  
BART BROCKBANK, Manager

STATE OF UTAH                    )  
  )ss.  
COUNTY OF SALT LAKE        )

On the 31st day of January, 2017, personally appeared before me Bart Brockbank, who being duly sworn did say, that he is the Manager of R2R Ventures, LLC, a Utah limited liability company which company is the Manager of MTLH COMMERCIAL, LLC, a Utah limited liability company, and that said instrument was signed in behalf of said limited liability company by authority and said Bart Brockbank acknowledged to me that he, as such manager, executed the same in the name of the limited liability company.



[Signature]  
Notary Public

My Commission Expires: 08/11/19  
Residing at: SLC, UT