

12375890
9/28/2016 12:32:00 PM \$20.00
Book - 10481 Pg - 3603-3606
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 4 P.

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Lewis Roca Rothgerber Christie LLP
One South Church Avenue, Suite 700
Tucson, Arizona 85701
Attn: Mark D. Patton, Esq.

MAIL TAX STATEMENTS TO:

AUK-Redwood CL SPE LLC
335 East Woodlake Drive
Salt Lake City, Utah 84107

MPT- 52635

16-31-380-011

(Above space for Recorder's use only.)

16-31-453-003

16-31-380-016

SPECIAL WARRANTY DEED

16-31-380-014

16-31-380-015

THIS SPECIAL WARRANTY DEED is dated September 28, 2016 and is made by Country Lake Investors LLC, a Utah limited liability company (the "Grantor") and AUK-Redwood CL SPE LLC, a Delaware limited liability company (the "Grantee"), whose address is 335 East Woodlake Drive, Salt Lake City, Utah 84107.

Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys unto the Grantee and the Grantee's assigns forever, the real property located in the County of Salt Lake, State of Utah as legally described on Exhibit A attached hereto, together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto (the "Property").

TO HAVE AND TO HOLD the Property above bargained and described unto the Grantee and the Grantee's heirs and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that the Grantor shall and will WARRANT AND FOREVER DEFEND the above described Property, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to non-delinquent taxes and assessments, all matters of record and any matter that would have been discovered by a proper inspection or survey of the Property.

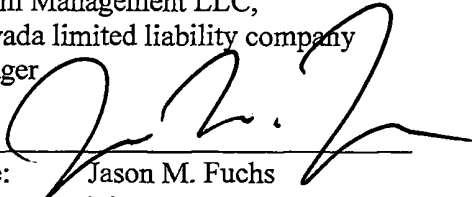
(Signature on following page.)

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the date set forth above.

GRANTOR:

Country Lake Investors LLC,
a Utah limited liability company

By: Aukum Management LLC,
a Nevada limited liability company
Its: Manager

By: 
Name: Jason M. Fuchs
Its: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
County of Marin)

On September 26, 2016 before me, Angela Krakora, Notary Public, personally appeared Jason M. Fuchs, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

Signature: Angela Krakora

(Seal)



Exhibit "A"

Parcel 1:

Beginning at a point which is South 0°02'03" West 108.80 feet and South 82°26'00" East 106.77 feet from the Northwest corner of Lot 7, Block 7, Ten Acre Plat "A", Big Field Survey; and running thence South 82°26'00" East 115.00 feet; thence South 149.03 feet; thence South 89°58'58" West 114.00 feet; thence North 164.21 feet to the point of beginning.

Parcel 2:

Beginning at a point South 0°02'03" West 57.35 feet from the Southwest corner of Lot 8, Block 7, Ten Acre Plat "A", Big Field Survey; and running thence South 82°26' East 160.25 feet; thence North 78.47 feet; thence North 89°59'42" East 216.45 feet; thence North 1°21' East 91.69 feet; thence North 0°33'10" East 132.59 feet; thence South 89°59'45" East 1.95 feet; thence North 1°22'28" East 173.69 feet; thence North 79°28'13" West 132.65 feet; thence North 0°31'34" East 151.87 feet to the North line of Lot 8, Block 7, Ten Acre Plat "A"; thence North 89°58'52" East along said North line 206.92 feet; thence South 0°01'11" West 82.50 feet; thence South 66°19'14" East 124.37 feet; thence North 89°59'12" East 149.86 feet; thence South 00°00'36" West 161.27 feet; thence South 65°06'10" East 86.97 feet; thence North 83°09'50" East 164.13 feet; thence South 0°21'32" West 368.41 feet; thence South 0°12'35" West 452.69 feet; thence South 89°36'38" West 192.70 feet; thence North 0°00'36" West 271.94 feet; thence South 89°58'58" West 551.86 feet; thence North 149.03 feet; thence North 82°26' West 221.77 feet; thence North 0°02'03" East 51.45 feet to the point of beginning.

Parcel 3:

Beginning at a point North 89°59'42" East 73 feet, more or less, from the Northwest corner of Lot 7, Block 7, Ten-Acre Plat "A", Big Field Survey, at a point on the extension of a line running through the center of the common wall of the duplex building in existence at the date of this deed; and running thence Southerly along said line 67.04 feet, more or less, to a point on a line which begins on the East line of Third East Street 57.34 feet South of the Northwest corner of Lot 7, Block 7, in said plat, and bearing South 82°26' East; thence North 82°26' West 73.64 feet, more or less, to the East line of Third East Street; thence North along the said street 57.34 feet to the Northwest corner of Lot 7, Block 7, in said plat; thence North 89°59'42" East 73 feet, more or less, to the point of beginning.

Parcel 4:

Beginning at a point North 89° 59'42" East 158.82 feet from the Northwest corner of Lot 7, Block 7, Ten-Acre Plat "A", Big Field Survey, and running thence South 78.45 feet; thence North 82°26' West 160.25 feet to the East line of Third East Street; thence North along said street 57.34 feet to the Northwest corner of Lot 7, Block 7, in said plat; thence North 89°59'42" East 158.82 feet to the point of beginning.

Less and Excepting therefrom:

Beginning at a point North 89°59'42" East 73 feet, more or less, from the Northwest corner of Lot 7, Block 7, Ten-Acre Plat "A", Big Field Survey, at a point on the extension of a line running through the center of the common wall of the duplex building in existence at the date of this deed; and running thence Southerly along said line 67.04 feet, more or less, to a point on a line which begins on the East line of Third East Street 57.34 feet South of the Northwest corner of Lot 7, Block 7, in said plat, and bearing South 82°26' East; thence North 82°26' West 73.64 feet, more or less, to the East line of Third East Street; thence North along the said street 57.34 feet to the Northwest corner of Lot 7, Block 7, in said plat; thence North 89°59'42" East 73 feet, more or less, to the point of beginning.

COMBINED LEGAL FOR PARCEL 3 & 4

A PARCEL OF LAND AS SHOWN AS PARCEL 3, IN SPECIAL WARRANTY DEED, RECORDED NOVEMBER 4, 2010, AS ENTRY NO. 11068482, IN BOOK 9876, AT PAGE 2990, OFFICIAL RECORDS, AND A PARCEL OF LAND AS SHOWN IN PERSONAL REPRESENTATIVE'S DEED, RECORDED FEBRUARY 12, 2015, AS ENTRY NO. 11991850, IN BOOK 10295, AT PAGE 5877, OFFICIAL RECORDS; BEING A PART OF LOT 7, BLOCK 7, TEN ACRE PLAT "A", BIG FIELD SURVEY; BEING IN COUNTY OF SALT LAKE, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING S00°01'49"W (RECORD = S00°02'03"W) 1181.85 FEET AND N89°59'02"E (RECORD = N89°59'42"E) 33.00 FEET, FROM A FOUND CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF 3300 SOUTH AND 300 EAST; THENCE RUNNING N89°59'02"E (RECORD = N89°59'42"E) 158.82 FEET; THENCE S00°00'13"E (RECORD = SOUTH) 78.49 FEET; THENCE N82°26'13"W (RECORD = N82°26'W) 160.25 FEET, TO THE EAST LINE OF 300 EAST STREET; THENCE N00°01'49"E (RECORD = N00°02'03"E) 57.35 FEET, TO THE POINT OF BEGINNING.

The following is for information purposes only and is not part of the insured legal description:

Purported addresses:

312 East Woodlake Drive; 335 East Woodlake Drive; 335 East 4050 South; 4041 South 300 East, Salt Lake City, UT 84107