

After recording, return and send tax notice to:
Investment Property Group
18006 Sky Park Circle Suite 200
Irvine, CA 92614
Attention: Brian L. Fitterer
124360-CAF

Tax Parcel/Account Number(s): 07-181-0001 through 07-181-0061

SPECIAL WARRANTY DEED

Cinnamon Ridge Park, L.L.C., a Utah limited liability company (“Grantor”), grants and conveys to **Cinnamon Ridge MHC, LLC**, a Utah limited liability company as (“Grantee”), for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, free of encumbrances, except as specifically set forth in Exhibit B, the real property described in Exhibit A, attached hereto and by reference incorporated herein (the “Property”), and warrants the same against all and every person claiming rights against Grantor, including without limitation any after acquired title of Grantor.

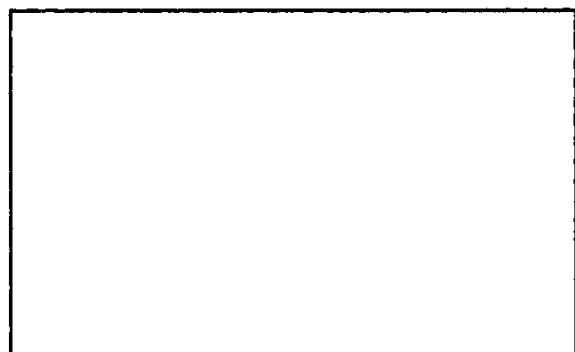
DATED this 8th day of December, 2020.

Cinnamon Ridge Park, L.L.C.,
a Utah limited liability company

By: Doug Taylor
Doug Taylor
Managing Member

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

The foregoing instrument was acknowledged before me this 8th day of December, 2020, by Doug Taylor, Member of Cinnamon Ridge Park, L.L.C.



Michael P. Chabries
Notary Public
Print Name Michael P. Chabries
My commission expires 8-27-2023



File No. 124360-CAF.

**EXHIBIT A
PROPERTY DESCRIPTION**

All of CINNAMON RIDGE MOBILE HOME PARK, as shown by the official plat of said subdivision recorded November 5, 1984, as Filing No. 473977, in the office of the Cache County Recorder.

Tax Id No.: 07-181-0001, 07-181-0002, 07-181-0003, 07-181-0004, 07-181-0005, 07-181-0006, 07-181-0007, 07-181-0008, 07-181-0009, 07-181-0010, 07-181-0011, 07-181-0012, 07-181-0013, 07-181-0014, 07-181-0015, 07-181-0016, 07-181-0017, 07-181-0018, 07-181-0019, 07-181-0020, 07-181-0021, 07-181-0022, 07-181-0023, 07-181-0024, 07-181-0025, 07-181-0026, 07-181-0027, 07-181-0028, 07-181-0029, 07-181-0030, 07-181-0031, 07-181-0032, 07-181-0033, 07-181-0034, 07-181-0035, 07-181-0036, 07-181-0037, 07-181-0038, 07-181-0039, 07-181-0040, 07-181-0041, 07-181-0042, 07-181-0043, 07-181-0044, 07-181-0045, 07-181-0046, 07-181-0047, 07-181-0048, 07-181-0049, 07-181-0050, 07-181-0051, 07-181-0052, 07-181-0053, 07-181-0054, 07-181-0055, 07-181-0056, 07-181-0057, 07-181-0058, 07-181-0059, 07-181-0060 and 07-181-0061

Exhibit B

1. Easements for installation and maintenance of utilities and drainage facilities are reserved, as shown on the recorded plat of Cinnamon Ridge Mobile Home Park, recorded November 5, 1984 as Filing No. 473977, in the office of the Cache County Recorder.
2. Easement in favor of Mountain Fuel Supply Company for right of way and easement 16.0 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across said Land and incidental purposes, by instrument dated January 4, 1985 and recorded March 19, 1985, as Entry No. 477131, in Book 350, at Page 974.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. Rights of tenants, as tenants only, with no options to purchase or rights of first refusal to purchase.