

153648-KAP

**When Recorded, Return To:**

Silver King Companies, Inc.  
16211 N. Scottsdale Rd #A6A-606  
Scottsdale, AZ 85254

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**SPECIAL WARRANTY DEED**

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration received, TIMPANOGOS VILLAGE MHP, LLC, a Utah limited liability company (“Grantor”), does hereby convey and warrants to MHP #16, LLC, an Arizona limited liability company (“Grantee”), an undivided ½ interest as a Tenant in Common in the following described real property (the “Property”) situated in Orem, Utah:

SEE EXHIBIT A attached hereto and made a part hereof.

(Parcel No. 18-13-0022)

together with all improvements located on the Property, and all of Grantor’s interest in and to all rights, privileges and easements appurtenant to the Property

SUBJECT TO: The concurrently executed Tenants in Common Agreement, current taxes and other assessments not yet due and payable, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record, but specifically excluding liens or encumbrances securing loans or evidencing security interests; choate income, sales, use, excise, or transaction privilege tax liens; judgment liens; or mechanics’, materialmen’s or contractors’ liens (or similar exceptions) except for liens resulting from work performed by or at the direction of Grantee or its agents, employees or affiliates.

And the GRANTOR binds itself and its successors to warrant and defend the title as against all of the acts of Grantor and no other, subject to the matters above set forth. This conveyance is intended as a special warranty deed under Utah Code, Section 57-1-12.5 with all statutory covenants and no other.

Dated as of March 4, 2022

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]**

**SIGNATURES FOLLOW ON THE NEXT PAGE.]**

**GRANTOR SIGNATURE PAGE  
TO  
SPECIAL WARRANTY DEED**

**“Grantor”**

TIMPANOGOS VILLAGE MHP, LLC, a Utah  
limited liability company

By: Charles R. Pope  
Its: Manager  
Charles R. Pope

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

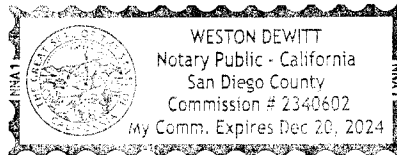
The foregoing was acknowledged before me, on this \_\_\_ day of March 2022, by \_\_\_\_\_, the \_\_\_\_\_, of TIMPANOGOS VILLAGE MHP, LLC, a Utah limited liability company, who executed the foregoing instrument for the purposes described in the foregoing instrument.

See stamp below  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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 San Diego  
Subscribed and sworn to (or affirmed)  
before me on this 21<sup>st</sup> day of March  
20 22 by Charles R. Rose  
proved to me on the basis of satisfactory  
evidence to be the person(s) who  
appeared before me.  
\_\_\_\_\_  
Signature



**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

(Legal Description)

## EXHIBIT A PROPERTY DESCRIPTION

Beginning at a point which is North 1317.93 feet and East 19.31 feet from the South quarter corner of Section 16, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and running thence North 0°06'00" West 647.87 feet; thence North 88°12'00" East 118.21 feet; thence South 0°11'00" East 3.71 feet to a line described in a boundary line agreement recorded December 27, 1977, as Entry No. 43934, in Book 1609, at Page 79 of official Records; thence North 87°56'07" East 806.36 feet along said line; thence North 0°11'00" West 1.05 feet; thence North 88°06'00" East 362.51 feet; thence South 1°10'00" East 672.40 feet; thence South 89°13'05" West 1298.99 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH the effects of that certain Boundary Line Agreement recorded October 2, 2006 as Entry No. 130052:2006 in the Utah County Recorder's office.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Quit Claim Deed recorded August 6, 1953 as Entry No. 8822 in Book 633 at Page 239 in the Utah County Recorder's office, to-wit:

Commencing 10 chains South of the Northwest corner of the Southeast quarter of Section 16, Township 6 South, Range 2 East, Salt Lake Meridian, and running thence East 2 rods, thence South 40 rods, thence West 2 rods, thence North 40 rods. to place of beginning.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded April 1, 2010 as Entry No. 26480:2010 in the Utah County Recorder's office, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the NW¼SE¼ of Section 16, Township 6 South, Range 2 East, SLB&M, incident to the construction of a freeway known as Project No. MP-115-6. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract, which point is 1965.81 feet N.0°11'38"W. along the Quarter section line and 24.87 feet East from the South Quarter corner of said Section 16; and running thence N.88°12'05"E. 8.13 feet along the northerly boundary line of said entire tract to a point in the existing easterly right of way line of 1200 West Street; thence N.0°11'38"W. 1.89 feet along said easterly right of way line to the northerly boundary line of said entire tract as described in the Boundary Line Agreement recorded as Entry #130052:2006 in the Utah County Recorder's Office; thence N.89°08'34"E. 7.56 feet along said northerly boundary line to a point 34.00 feet radially distant easterly from the centerline of 1200 West Street, opposite approximate Engineers Station 13+60.69; thence Southwesterly 85.43 feet along the arc of a 549.00-foot radius non tangent curve to the left (chord bears S.3°38'26"W. 85.34 feet); thence S.1°42'23"W. 28.46 feet; thence S.0°09'34"E. 70.85 feet; thence S.89°50'26"W. 9.29 feet to a point in the westerly boundary line of said entire tract; thence N.0°05'55"W. 182.24 feet along said westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate the above described parcel 0°00'05" counterclockwise to equal record bearings.)

**The above also being described by the survey performed by Landmark Surveying, Inc., on March 7, 2022, as Surveyor File No. 4270, as follows:**

A tract of land located in the Southeast quarter of Section 16, Township 6 South, Range 2 East, Salt Lake Base and Meridian, having a basis of bearing on Utah Central Zone State Plane Coordinate System of 1983 (NAD83) of North 00°11'38" West between the monumented locations of the South quarter corner (having Utah County Surveyor State Plane Coordinates of N=7274404.61 E=1577867.81 U.S. ft) and the North quarter corner (having Utah County Surveyor State Plane Coordinates of N=7279720.32 E=1577849.83 U.S. ft), described by survey as follows:

Commencing at a point located 1318.08 feet North 00°11'38" West, along said monumented quarter section line, and 33.00 feet North 89°48'22" East, to the East right of way line of 1200 West Street, from said South quarter corner; running the following Five (5) courses along said right of way line; 1) North 00°11'38" West 465.41 feet; 2) North 89°50'26" East 0.82 feet; 3) North 00°09'34" West 70.85 feet; 4) North 01°42'23" East 28.46 feet; 5) along the arc of a curve to the right 85.42 feet, having a radius of 549.00 feet with a chord bearing and distance of North 03°38'25" East 85.33 feet; thence North 89°08'40" East 102.81 feet, along a line established in a Boundary Line Agreement document recorded as Entry No. 130052:2006, recorded October 2, 2006, to a fence corner representing the East terminus of Boundary Line Agreement; thence South 00°34'32" East 4.66 feet, to a line established in a Boundary Line Agreement document recorded as Entry No. 43934 Book 1609 page 79, recorded December 27, 1977; thence North 87°56'07" East 804.90 feet (715.79 feet by record), to the East line of Lot 8, Deerfield Park Plat B a subdivision recorded as Entry No. 5437 map filing #1711 on February 22, 1977, said point being an existing fence corner post and the Southwest corner of Lot 22, Deerfield Park Plat C, a subdivision recorded as Entry No. 28138 map filing #1867 on August 29, 1977; thence North 88°08'40" East 352.94 feet, along the South boundary of said Deerfield Park Plat C, to a point located North 01°35'32" West 4.88 feet to the platted location of Ridgeview Condominiums Phase V being a plat recorded as Entry No. 37176 map filing #6579 on May 3, 1996; thence South 01°35'32" East 351.67 feet, along the extension of and the East boundary of said Ridgeview Condominiums Phase V, to the Southwest corner of said Ridgeview Condominiums Phase V; thence South 01°37'07" East 318.06 feet, along the East boundary of and extension of said East boundary of Ridgeview Condominiums Phase I being a plat recorded as Entry No. 48515 map filing #5569 on June 10, 1994, to the North boundary of Westlake Plat C a subdivision recorded as Entry No. 20537 map filing #1803 on July 1, 1977; thence South 89°13'19" West 411.56 feet, along said North boundary, to a corner of Lot 3, said Westlake Plat C being the Northeast corner of Westlake Village Plat A Amended Amended Amended and recorded as Entry No. 20771 map filing #3190 on July 23, 1985; thence South 89°12'18" West 872.61 feet, along the North boundary of said Westlake Village Plat A Amended Amended Amended, to the point of beginning.

Tax Id No.: 18-013-0022