

WHEN RECORDED, MAIL TO:
Rily Cove LLC & Richard C. & Lyn A. Bessey
2582 South Oakwood Drive
Bountiful, UT 84014

ENT 3728:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Jan 15 09:32 AM FEE 15.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

CTIA #109153-WHB
Tax ID No. 41-899-0001

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, THE HUB APARTMENTS LLC ("Grantor"), hereby conveys and warrants against all who claim by, through, or under the Grantor but not otherwise to RILY COVE LLC, as to an undivided 15.8 percent undivided tenant-in-common interest, and to Richard C. Bessey and Lyn A. Bessey, as to an undivided 7.9 percent undivided tenant-in-common interest ("Grantees"), each of whose address is P.O. Box 554, Centerville, UT 84014, an undivided tenant-in-common interest in the percentages set forth above, in and to the following real property located in Utah County, State of Utah:

Lot 1, The HUB Subdivision, Plat A, according to the official plat thereof in the office of the Recorder, Utah County, more particularly described in Exhibit "A" attached.


TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments, all matters of record, and matters that would be disclosed by a visual inspection or survey of said real property.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 9th day of January, 2019.

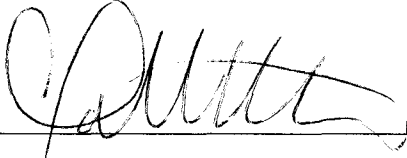
The HUB Apartments LLC
a Utah limited liability company
By: Prospera Growth Fund, LLC
Its: Member/Manager

By: Cache Private Capital Management, LLC
Its: Manager

Signature: 
By: Kellen Jones
Its: President

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

On the 9th day of January, 2019, personally appeared before me Kellen Jones, who acknowledged himself to be the President of Cache Private Capital Management, LLC, Manager of Prospera Growth Fund, LLC, a Utah limited liability company, Member/Manager of The HUB Apartments, LLC, a Utah limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposed therein contained.



Notary Public

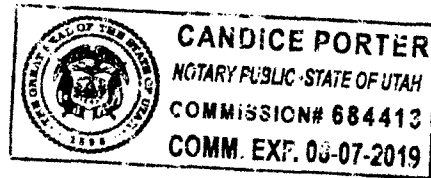


EXHIBIT A
Legal Description

Lot 1, THE HUB SUBDIVISION, PLAT "A", according to the official plat thereof on file and of record in the office of the Utah County Recorder, State of Utah, recorded June 21, 2018 as Entry No. 57827:2018.