

Mail Recorded Deed and Tax Notice To:
ICO Multi Family Holdings LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 104257-JPF

WARRANTY DEED

HF Ranch, LC, a Utah limited liability company
GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to
ICO Multi Family Holdings LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 58-021-0279 and 58-021-0281 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 29th day of June, 2018.

HF Ranch, LC, a Utah limited liability company

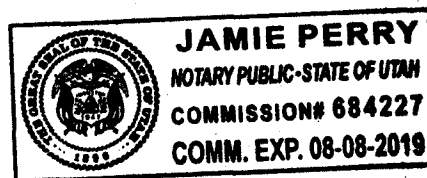
BY: Stephen Holbrook
Stephen Holbrook, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of June, 2018, personally appeared before me Stephen Holbrook, who acknowledged himself to be the Manager of HF Ranch, LC, a Utah limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Stephen Holbrook
Notary Public



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EXHIBIT A

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located North 00°08'15" West along the section line 2,096.73 feet and West 4,060.61 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Southerly along the arc of a 483.00 foot radius nontangent curve to the left (radius bears: North 80°46'36" East) 119.26 feet through a central angle of 14°08'52" chord: South 16°17'50" East 118.96 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 417.00 feet a distance of 225.21 feet through a central angle of 30°56'36" Chord: South 07°53'58" East 222.48 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 567.00 feet a distance of 35.51 feet through a central angle of 03°35'19" Chord: South 05°46'40" West 35.51 feet; thence South 37°47'38" West 160.83 feet; thence South 77°58'22" West 646.94 feet to the Easterly line of that real property described in Deed Entry No. 20761:2018 of the official records of Utah County; thence North 15°54'02" West along said deed 212.87 feet to the Easterly right-of-way line of State Road 68; thence North 12°01'21" West along said right-of-way 378.92 feet; thence North 10°37'21" West along said right-of-way 42.09 feet; thence North 88°56'32" East 816.06 feet to the point of beginning. (aka Apartment Area)