

Mail Recorded Deed and Tax Notice To:
Capitol Apartments, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City, UT 84117



File No.: 104255-JPF

WARRANTY DEED

HF Ranch, LC

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to
Capitol Apartments, 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

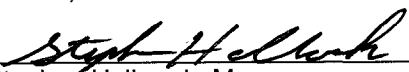
TAX ID NO.: 58-021-0280 and 58-021-0281 (for reference purposes only)

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.

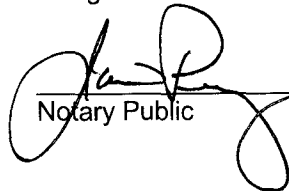
HF Ranch, LC

BY: 
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 limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

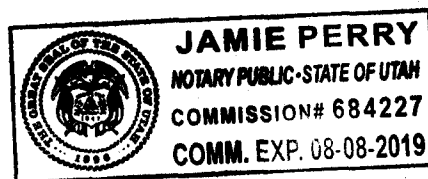


EXHIBIT A

A portion of the Northwest quarter and the Northeast 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 726.65 feet and West 2,556.87 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°51'06" West 93.26 feet; thence along the arc of a curve to the left with a radius of 836.00 feet a distance of 38.04 feet through a central angle of 02°36'26" Chord: South 88°32'53" West 38.04 feet; thence South 87°14'41" West 139.45 feet; thence along the arc of a curve to the right with a radius of 764.00 feet a distance of 34.77 feet through a central angle of 02°36'26" Chord: South 88°32'54" West 34.76 feet; thence South 89°51'07" West 29.13 feet; thence North 476.58 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 278.00 feet (radius bears: West) a distance of 160.07 feet through a central angle of 32°59'29" Chord: North 16°29'44" West 157.87 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 222.00 feet a distance of 10.46 feet through a central angle of 02°41'59" Chord: North 31°38'29" West 10.46 feet to the Easterly line of that real property described in Deed Entry No. 30109:2018 of the official records of Utah County; thence Northerly along said deed and along the arc of a non-tangent curve to the left having a radius of 1,000.00 feet (radius bears: South 77°52'00" West) a distance of 147.86 feet through a central angle of 08°28'19" Chord: North 16°22'09" West 147.73 feet; thence North 12°01'38" West 57.07 feet; thence along the arc of a curve to the left with a radius of 5,028.00 feet a distance of 169.35 feet through a central angle of 01°55'47" Chord: North 12°59'32" West 169.34 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 941.00 feet a distance of 6.86 feet through a central angle of 00°25'03" Chord: North 13°44'54" West 6.86 feet to the Southerly line of that real property described in Deed Entry No. 99820:2017 of the official record of Utah County; thence North 77°58'22" East along said deed 211.60 feet to the Southerly line of Hudson Way; thence along said street the following 3 (three) courses and distances: South 13°46'40" East 7.17 feet; thence North 76°13'20" East 56.00 feet; thence North 13°46'40" West 5.46 feet to said Deed Entry No. 99820:2017; thence along said deed the following 2 (two) courses and distances: North 77°58'22" East 159.74 feet; thence along the arc of a curve to the right with a radius of 447.00 feet a distance of 28.40 feet through a central angle of 03°38'24" Chord: North 79°47'34" East 28.39 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: South 61°13'57" West) a distance of 4.05 feet through a central angle of 15°27'36" Chord: South 21°02'15" East 4.04 feet to a point of reverse curvature and the Southerly line of Drexler Drive; thence along said street and along the arc of a curve to the left having a radius of 504.00 feet a distance of 252.87 feet through a central angle of 28°44'50" Chord: South 27°40'51" East 250.23 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 22.32 feet through a central angle of 85°14'51" Chord: South 00°34'09" West 20.32 feet; thence South 43°11'35" West 6.06 feet; thence along the arc of a curve to the left with a radius of 306.00 feet a distance of 231.47 feet through a central angle of 43°20'29" Chord: South 21°31'21" West 225.99 feet; thence South 00°08'54" East 630.98 feet to the point of beginning. (aka Ivory purchase East of Heston Park)