

**WHEN RECORDED RETURN TO:**

**Name:** MASON RENTAL PROPERTIES LLC  
**Address:** 474 QUAIL RUN ROAD  
FARMINGTON, UTAH 84025  
File # 118616

E 2501349 B 4926 P 1171-1173  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/22/2009 3:50:00 PM  
FEE \$14.00 Pgs: 3  
DEP eCASH REC'D FOR SURETY TITLE AGENCY

Sidwell # 08-435-0002

**WARRANTY DEED**

(Limited Liability Company Form)

**GARDNER BTS OLD FARM, LLC** **GRANTOR,**  
of DAVIS County and State of UTAH, hereby CONVEY(S) AND WARRANTS to

**MASON RENTAL PROPERTIES LLC**  
**GRANTEE**


of DAVIS County and State of UTAH, for the sum of Ten dollars and other good and valuable consideration DOLLARS, the following tract(s) of land in Davis County and State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as: 1503 NORTH MAIN STREET, FARMINGTON, UT 84025

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2010 and thereafter.

**IN WITNESS WHEREOF**, the hand of said grantor, this 21st day of December, 2009

  
BY: GARDNER BTS OLD FARM, LLC  
BY: RULON C. GARDNER  
ITS: MANAGER

STATE OF UTAH )  
 ) ss.  
COUNTY OF )

The foregoing instrument was acknowledged before me this 21st day of December, 2009 by RULON C. GARDNER, the signer of the foregoing instrument, who being by me duly sworn did say that he is the Manager of Gardner BTS Old Farm, LLC and that Rulon C. Gardner executed the within instrument by authority of its Operating Agreement and said Rulon C. Gardner duly acknowledged to me that he executed the same.

My commission expires 11-21-2011 . Witness my hand and official seal.

Constance Miller  
Notary Public:

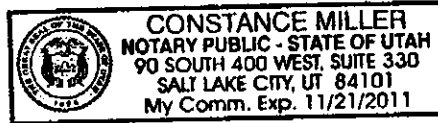


Exhibit "A"

Unit 2, PHASE 1-THE VILLAGE AT OLD FARM P.U.D., according to the official plat thereof  
recorded in the office of the Davis County Recorder Utah

1503 North Main Street  
Farmington, Utah 84025

Serial No. 08-435-0002

**WHEN RECORDED RETURN TO:**

**Name:** MASON RENTAL PROPERTIES LLC  
**Address:** 474 QUAIL RUN ROAD  
FARMINGTON, UTAH 84025  
File # 118614

E 2501352 B 4926 P 1186-1188  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/22/2009 3:55:00 PM  
FEE \$14.00 Pgs: 3  
DEP eCASH REC'D FOR SURETY TITLE AGENCY

Sidwell # 08-435-0001

**WARRANTY DEED**  
(Limited Liability Company Form)

GARDNER BTS OLD FARM, LLC **GRANTOR,**  
of DAVIS County and State of UTAH, hereby CONVEY(S) AND WARRANTS to

MASON RENTAL PROPERTIES LLC  
**GRANTEE**

of DAVIS, County and State of UTAH, for the sum of Ten dollars and other good and valuable consideration DOLLARS, the following tract(s) of land in Davis County and State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as: 1499 NORTH MAIN STREET, FARMINGTON, UT  
84025

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2010 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 21 day of December, 2009

  
BY: GARDNER BTS OLD FARM, LLC

BY: RULON C. GARNDER  
ITS: MANAGER

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

The foregoing instrument was acknowledged before me this 21 day of December, 2009, by RULON C. GARDNER, the signer of the foregoing instrument, who being by me duly sworn did say that he is the Manager of GARDNER BTS OLD FARM, LLC, and that RULON C. GARDNER executed the within instrument by authority of its Operating Agreement and said RULON C. GARDNER duly acknowledged to me that he executed the same.

My commission expires 11-21-2011. Witness my hand and official seal.

Constance Miller  
Notary Public:

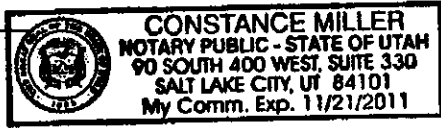


Exhibit "A"

Unit 1, PHASE 1-THE VILLAGE AT OLD FARM P.U.D., according to the official plat thereof  
recorded in the office of the Davis County Recorder Utah

Serial No. 08-435-0001

RETURNED  
OCT 11 2011

2620524  
BK 5376 PG 451

When Recorded, Return to:

Mark Murdock  
The Gardner Company  
90 S 400 W, Ste 360  
Salt Lake City, UT 84101-1365

E 2620524 B 5376 P 451-452  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/11/2011 12:36 PM  
FEE \$12.00 Pgs: 2  
DEP RT REC'D FOR VILLAGE AT OLD FA  
RM COMMUNITY

Tax Parcel Serial Nos. 08-435-0003  
Space above for Recorder's use

08-435-0003

QUITCLAIM DEED

The Village at Old Farm Community Association, a Utah nonprofit corporation, Grantor, hereby quitclaims to Mason Rental Properties, LLC, Grantee, whose mailing address is 474 Quail Run Road, Farmington, Utah 84025, the real property situated in Davis County, Utah, and described on Exhibit A.

Grantor has executed this Quitclaim Deed as of October 11<sup>th</sup>, 2011.

The Village at Old Farm Community Association, a  
Utah nonprofit corporation

By: [Signature]

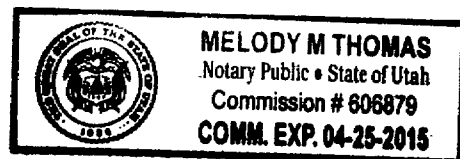
Name: Bernd VanSkiver

Title: President

State of Utah )  
                  ) ss.  
County of Davis )

The foregoing instrument was acknowledged before me on October 11, 2011, by Bernd VanSkiver, a President of The Village at Old Farm Community Association, a Utah nonprofit corporation.

[Signature]  
Notary Public



**Exhibit A**

Legal Description of the Property

All of the common area for The Village at Old Farm Phase 1 P.U.D., according to the official plat thereof on file in the Davis County Recorder's Office.

[For Reference Only: Affects Tax Parcel Serial Nos. 08-435-0003]



E 2627389 B 5400 P 241-243  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
11/16/2011 11:23 AM  
FEE \$14.00 Pgs: 3  
DEP RT REC'D FOR MASON RENTAL PROP  
ERTIES LLC

**WHEN RECORDED RETURN TO:**

**Name:** Mason Rental Properties LLC  
**Address:** 474 Quail Run Road  
Farmington, Ut 84025

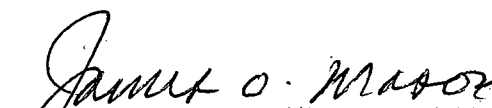
Tax id 08-463-0374

## QUIT CLAIM DEED

James O Mason, **GRANTOR** of Farmington, Utah County of Davis, State of Utah, hereby **QUIT-CLAIMS** to Mason Rental Properties LLC, **GRANTEE** of Farmington, Utah for and in consideration of the sum of Ten dollars and other good and valuable consideration, the following described tract of land in Davis County, State of Utah:

See "Exhibit A" attached hereto

WITNESS, the hand of said grantor this 16 day of November, 2011.

  
\_\_\_\_\_  
James O Mason

RETURNED  
NOV 16 2011



**Exhibit A**

**Legal Description of the Property**

A portion of Parcel E, The Village at Old Farm P.U.D. – Phase 3, according to the official plat thereof, recorded November 30, 2009, as Entry No. 2496613 in Book 4910 at Page 2701 in the Davis County Recorder's Office, which portion is described as follows:

Beginning at the Southeast Corner of The Village at Old Farm P.U.D. – Phase 3, and running thence North 89°36'05" West 26.20 feet along the south line of The Village at Old Farm P.U.D. – Phase 3; thence North 06°09'12" East 118.58 feet to the north line of The Village at Old Farm P.U.D. – Phase 3; thence South 83°00'56" East 1.81 feet along the north line of The Village at Old Farm P.U.D. – Phase 3; thence South 88°21'56" East 11.70 feet along the north line to the Northeast Corner of The Village at Old Farm P.U.D. – Phase 3; thence South 117.53 feet along the east line to the Southeast Corner of The Village at Old Farm P.U.D. – Phase 3, being the point of beginning.

Contains 2,338 square feet (0.054 acres).

[For Reference Only: a portion of Davis County Tax Parcel Serial No. ~~08-463-0374~~]

08-463-0376

E 2627390 B 5400 P 244-246  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
11/16/2011 11:23 AM  
FEE \$14.00 Pgs: 3  
DEP RT REC'D FOR MASON RENTAL PROP  
ERTIES LLC

**WHEN RECORDED RETURN TO:**

**Name:** Mason Rental Properties  
**Address:** 474 Quail Run Road  
Farmington, Ut 84025

Tax id 08-435-0003

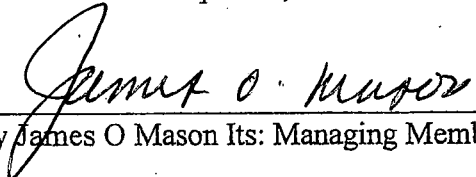
## QUIT CLAIM DEED

Mason Rental Properties, LLC, **GRANTOR** of Farmington, Utah, County of Davis, State of Utah, hereby **QUIT-CLAIMS** to Mason Rental Properties LLC, **GRANTEE** of Farmington, Utah for and in consideration of the sum of Ten dollars and other good and valuable consideration, the following described tract of land in Davis County, State of Utah:

See "Exhibit A" attached hereto

WITNESS, the hand of said grantor this 16 day of November, 2011.

Mason Rental Properties, LLC

  
By James O Mason Its: Managing Member

RETURNED  
NOV 16 2011



**Exhibit A**

Legal Description of the Property

All of the common area for The Village at Old Farm Phase 1 P.U.D., according to the official plat thereof on file in the Davis County Recorder's Office.

[For Reference Only: Affects Tax Parcel Serial Nos. 08-435-0003]