

Mail Recorded Deed and Tax Notice To:

Orchard Farms Multifamily Holdings,  
LLC

978 Wood**oak** Lane  
Salt Lake City, Utah 84117  
Attn: Jim Seaberg

**Cottonwood Title**  
INSURANCE AGENCY, INC

File No. 54748-PF

## WARRANTY DEED

**Fairview Estates, LLC, a Utah limited liability company**  
GRANTOR(S) of Salt Lake, State of Utah, hereby Conveys and Warrants to  
**Orchard Farms Multifamily Holdings, LLC**

**GRANTEE(S)** of Salt Lake, 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 **Davis County**,  
State of Utah:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

**TAX ID NUMBER 07-282-0001 through 07-282-0080** (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 2012 and thereafter; covenants, conditions, restrictions  
and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 18th day of October, 2012.

Fairview Estates, LLC

BY: Darin Haskell

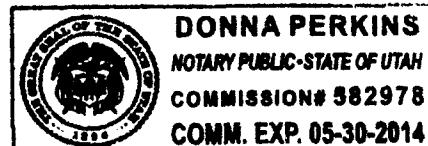
Its: Secretary

State of Utah

County of Salt Lake

On the 18th day of October, 2012, personally appeared before me Darin Haskell,  
, who acknowledged himself/herself to be the  
Secretary of Fairview Estates, LLC, a limited liability company, and that  
he/she, as such, being authorized so to do, executed the foregoing instrument for the purposes  
therein contained.

Donna Perkins  
Notary Public



File No. 54748-PF

**EXHIBIT A**

Units 101A through 104A, inclusive, 201A through 208A, inclusive, 301A through 308A, inclusive, in Building A, 101B through 104B, inclusive, 201B through 208B, inclusive, 301B through 308B, inclusive, in Building B, 101C through 104C, inclusive, 201C through 208C, inclusive, 301C through 308C, inclusive, in Building C and 101D through 104D, inclusive, 201D through 208D, inclusive and 301D through 308D, inclusive, in Building D, as shown in the Neighborhood Declaration and on the Final Plat for Orchard Farms Condominium Neighborhood for "ORCHARD FARMS CONDOMINIUM", appearing in the records of the County Recorder of Davis County, Utah.

TOGETHER WITH an undivided interest in and the non-exclusive right to use and enjoy the Common Area and Facilities appurtenant thereto, as the same are established and identified in the Neighborhood Declaration and Final Plat for the Orchard Farms Condominium Neighborhood referred to above.

SUBJECT TO: The Master Declaration and Master Plat; all liens for current and future assessments and charges imposed or levied pursuant to the Neighborhood Declaration of Condominium for Orchard Farms Condominium; mineral reservations of record and rights incidental thereto; all instruments of record which affect the above-described tract or any portion thereof, including, without limitation, any mortgage or deed of trust; all visible easements and rights-of-way; and all easements and rights-of-way of record; all easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Master Final Plat and/or the Final Plat for the Orchard Farms Condominium Neighborhood or otherwise existing; an easement for every pipe, line, cable, wire, utility line or similar facility which traverses or partially occupies the above-described tract; and all easements necessary for ingress to, egress from, maintenance of and replacement of all such pipes, lines, cables, wires, utility lines and similar facilities.