



ENT 13454:2014 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Feb 27 4:41 pm FEE 18.00 BY SW
RECORDED FOR PROVO LAND TITLE COMPANY

WARRANTY DEED

Nelson Brothers BYU Apartments, LLC, a Delaware limited liability company, as to an undivided 33.1785% interest;

GRANTOR(S) for and in *consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration* in hand paid by

NB-BYU Apartments TIC 5, LLC, as to an undivided 4.97677% interest of the Nelson Brothers BYU Apartment, LLC's undivided 33.1785% interest

GRANTEE(S), of **16B Journey Aliso Viejo CA 92656**

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in UTAH County, Utah:

See Attached Exhibit "A"

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

TAX SERIAL NO. 22-15-75

WITNESS our hands on this 21st day of February, 2014

Nelson Brothers BYU Apartments, LLC,

by:

State of ~~Utah~~ CALIFORNIA (AR)

SS:

County of ~~Utah~~ ORANGE (AR)

On the ~~21st~~ 26th (AR) day of February, 2014 personally appeared before me A. BATES, NOTARY PUBLIC PATRICK NELSON, PRESIDENT who being by me duly sworn did say, each for himself, that they are the members/managers of the Nelson Brothers BYU Apartments, LLC, a Delaware limited liability company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.

A. Bates
Notary Public

Commission expires: 12-20-16
Residing in ORANGE COUNTY, CA

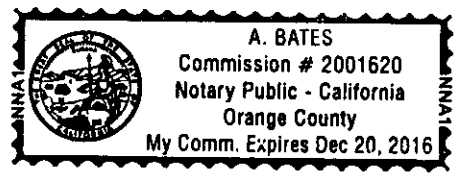


EXHIBIT "A"

Tax Serial No. 22-15-75

Parcel 2(a) description:

Commencing at a point located on the West right of way line of 900 East Street, said point being located North 89° 16' 28" East along the Section line 1083.34 feet and South 469.29 feet from the North Quarter Corner of Section 6, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 89° 49' 33" West along an existing fence line and its line extended 84.80 feet said fence line is also the boundary fence line agreed upon as recorded September 20, 2006 as Entry No. 124196 at the Utah County Recorder; thence North 00° 28' 29" East 69.55 feet; thence South 89° 22' 29" East 84.80 feet to said West right of way line of 900 East Street, thence South 00° 28' 29" West along said 900 East westerly right-of-way line 68.89 feet to the point of beginning.

Parcel 2(b) description:

Commencing at a point located North 89° 16' 28" East along the Section line 932.54 feet and South 466.33 feet from the North Quarter Corner of Section 6, Township 7 South, Range 3 East, Salt Lake Base and Meridian, said point of beginning is also on an existing chain link fence and very near to a found rebar and cap set by RB&G 4860; thence South 89° 24' 31" East 66.00 feet to an existing fence corner; thence North 00° 28' 29" East to the southerly right-of-way line of 900 North Street 159.63 feet; thence North 89° 24' 31" West along said 900 North southerly right-of-way line 66.00 feet; thence South 00° 28' 29" West 159.625 feet to the point of beginning.

Parcel 3 description:

Commencing at a point located on the North right-of-way line of 820 North Street and on line with an existing chain link fence, said point being located North 89° 16' 28" East along the Section line 931.20 feet and South 627.43 feet from the North Quarter Corner of Section 6, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00° 28' 29" East along an existing fence line and its line extended 161.125 feet; thence South 89° 24' 31" East 66.00 feet to the intersection with an existing chain link fence; thence South 00° 28' 29" West along an existing fence line and its line extended, said line is also the West subdivision line of Washington Condominiums; to a point on said North right-of-way of 820 North 160.88 feet; thence along said right-of-way North 89° 37' 31" West 66.00 feet the point of beginning.

Parcel #4:

Commencing at a point located on the South boundary of 900 North Street, said point being located North 89° 16' 28" East along the section line 999.86 feet and South 308.25 feet from the North Quarter Corner of Section 6, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 00° 28' 29" West 90.18 feet; thence South 89° 22' 29" East to the Westerly right-of-way line of 900 East Street 84.80 feet; thence North 00° 28' 29" East along said 900 East Street's Westerly right-of-way line 74.23 feet; thence along the arc of 16 foot radius curve to the left 25.17 feet (chord bears North 44° 28' 01" West 22.65 feet; thence North 89° 24' 31" West along the 900 North Street Southerly right-of-way line 68.89 feet to the point of beginning.