

Mail Recorded Deed and Tax Notice To:
Property Address or Other ()
ICO Multifamily Holdings, LLC
978 Woodoak Ln.
Salt Lake City, UT 84117

11758976
11/13/2013 2:39:00 PM \$14.00
Book - 10192 Pg - 3363-3365
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



SPECIAL WARRANTY DEED

Sundborn, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against the acts fo the Grantor only to

ICO Multifamily 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 **Salt Lake** County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

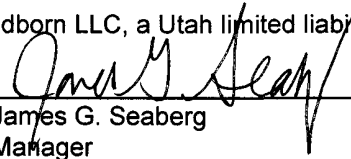
SUBJECT TO "THE CANAL EASEMENT AREA" ATTACHED HERETO AS EXHIBIT B

TAX ID NUMBER 14-23-400-036 and 14-26-202-001 (for reference purposes only)

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

Dated this 8 day of November, 2013.

Sundborn LLC, a Utah limited liability company

BY: 
James G. Seaberg
Manager

State of Utah

County of Salt Lake

On the 8 day of November, 2013, personally appeared before me James G. Seaberg, who acknowledged himself/herself to be the Manager of Sundborn, LLC, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



EXHIBIT "A"

BEGINNING AT THE NORTHWEST CORNER OF THE UDOT PROPERTY DESCRIBED IN WARRANTY DEED ENTRY NO. 11276737, BOOK 9965 PAGE 4290, OFFICIAL RECORDS OF SALT LAKE COUNTY, SAID POINT BEING SOUTH 00°14'00" WEST 1229.55 FEET AND NORTH 89°46'00" WEST 1990.36 FEET FROM THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE WESTERLY LINE OF SAID PROPERTY THE FOLLOWING THREE COURSES: (1) SOUTH 07°34'15" WEST 248.66 FEET AND (2) SOUTH 02°47'55" W 854.58 FEET AND (3) SOUTH 05°42'27" W 327.88 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 89°55'26" WEST 202.53 FEET ALONG SAID LINE TO THE EASTERLY MOST CORNER OF THE PROPERTY IN QUIT CLAIM DEED ENTRY NO. 11746811, BOOK 10187 PAGE 2462; THENCE ALONG SAID PROPERTY THE FOLLOWING TWO COURSES: (1) SOUTH 70°08'40" WEST 369.89 FEET AND (2) NORTH 00°04'54" WEST 125.17 FEET MORE OR LESS TO THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 503.04 FEET MORE OR LESS ALONG THE EAST LINE OF PARCEL 1 OF QUIT CLAIM DEED ENTRY NUMBER 6901670 BOOK 7919 PAGE 0021 TO A POINT ON AN EXISTING EAST WEST FENCE LINE; THENCE WEST 1317.79 FEET ALONG SAID FENCE LINE (SAID FENCE LINE ALSO BEING THE NORTH LINE OF WARRANTY DEED BOOK 943 PAGE 129); THENCE NORTH 831.45 FEET; THENCE EAST 1321.72 FEET; THENCE NORTH 92.93 FEET; THENCE SOUTH 89°57'57" EAST 653.77 FEET TO THE POINT OF BEGINNING
CONTAINS: 45 ACRES +/-

EXHIBIT "B"

Subject to a perpetual right-of-way and easement (the "**Canal Easement Area**") on, over, across, through and under the Property for the use, operation, maintenance, repair, replacement, modification, relocation, enlargement, protection, inspection, upgrading and rebuilding of the existing water canal along with any dams, weirs, headgates, other diversion facilities, bridges, fences, gates and all other facilities reasonably related thereto (the "**Riter Canal**") being described as follows:

A strip of land located in the South half of Section 23, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Commencing at the East quarter corner of Section 23, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 00°28'07" West along the East line of said Section 23 for a distance of 1,250.11 feet; thence North 89°31'53" West perpendicular to said section line for a distance of 53.00 feet to the point of beginning; thence South 59°41'48" West, a distance of 90.00 feet; thence South 75°12'17" West, a distance of 103.02 feet to a point on the Northerly boundary of the West Valley Pavilion recorded in Book 2008P at Page 195 in the office of the Salt Lake County Recorder; thence North 89°44'20" West along the Northerly boundary line of said West Valley Pavilion for a distance of 1,092.96 feet; thence North 88°34'24" West, a distance of 30.64 feet; thence South 65°05'30" West, a distance of 311.53 feet; thence South 73°42'17" West, a distance of 157.91 feet; thence South 63°55'57" West, a distance of 203.04 feet; thence South 62°30'19" West, a distance of 153.55 feet; thence South 68°38'47" West, a distance of 166.35 feet; thence South 73°55'17" West, a distance of 87.01 feet; thence South 56°26'09" West, a distance of 27.01 feet; thence South 75°30'12" West, a distance of 35.22 feet; thence North 82°57'51" West, a distance of 36.14 feet; thence North 78°25'13" West, a distance of 131.59 feet; thence North 80°28'51" West, a distance of 79.90 feet; thence North 75°14'51" West, a distance of 123.05 feet; thence North 66°54'40" West, a distance of 75.66 feet; thence North 72°33'28" West, a distance of 65.87 feet; thence North 62°31'08" West, a distance of 67.94 feet; thence North 52°22'01" West, a distance of 133.99 feet; thence North 56°35'05" West, a distance of 243.06 feet; thence North 74°28'54" West, a distance of 89.46 feet; thence North 86°00'41" West, a distance of 88.59 feet; thence North 89°29'49" West, a distance of 210.19 feet; thence South 88°57'35" West, a distance of 154.36 feet; thence South 87°55'14" West, a distance of 165.09 feet to a point on the Westerly line of the Amended and Restated Deed recorded on August 23, 2002 in Book 8636 at Page 9160 in the office of the Salt Lake County Recorder; thence North 00°10'37" East along said Westerly line a distance of 67.75 feet to the Northwest corner of said Amended and Restated Deed; thence South 89°44'11" East along the North line of said Amended and Restated Deed a distance of 798.65 feet; thence leaving said North line South 56°35'05" East, a distance of 216.59 feet; thence South 52°22'01" East, a distance of 127.49 feet; thence South 62°31'08" East, a distance of 45.86 feet; thence South 72°33'28" East, a distance of 61.06 feet; thence South 66°54'40" East, a distance of 72.71 feet; thence South 75°14'51" East, a distance of 108.23 feet; thence South 80°28'51" East, a distance of 76.44 feet; thence South 78°25'13" East, a distance of 128.88 feet; thence South 82°57'51" East, a distance of 2.62 feet; thence North 56°26'09" East, a distance of 19.86 feet; thence North 73°55'17" East, a distance of 100.47 feet; thence North 68°38'47" East, a distance of 153.89 feet; thence North 62°30'19" East, a distance of 148.40 feet; thence North 63°55'57" East, a distance of 215.28 feet; thence North 73°42'17" East, a distance of 159.18 feet; thence North 65°05'30" East, a distance of 269.99 feet to a point on the North line of said Amended and Restated Deed; thence along said North line the following three (3) calls: South 89°43'52" East, a distance of 1,235.91 feet; thence North 00°28'08" East, a distance of 75.14 feet; thence South 89°43'52" East, a distance of 146.99 feet; thence South 00°28'07" West, a distance of 102.52 feet to the point of beginning.

Basis of Bearing: The East line of the Southwest quarter of Section 23, Township 1 South, Range 2 West, Salt Lake Base and Meridian, measuring South 00°28'07" West, a distance of 2,644.94 feet.