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12/14/2015 8:22:00 AM \$15.00
Book - 10387 Pg - 2071-2073
Gary W. Ott
Recorder, Salt Lake County, UT
DOCUMENT PROCESSING SOLUTIONS
BY: eCASH, DEPUTY - EF 3 P.

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
NATIONAL/COMMERCIAL SERVICES
COMMERCIAL/INDUSTRIAL DIVISION

NCS-754320

AFTER RECORDING, RETURN TO:

c/o SARE Investments, LLC
444 West Beech Street
San Diego, California 92101
APN-21-05-351-019-0000

SPECIAL WARRANTY DEED

FOR TEN DOLLARS (\$10.00) and other good and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WEST VALLEY APARTMENTS, LLC, a Delaware limited liability company, as "Grantor", having an address of c/o The Bascom Group, LLC, 26 Corporate Drive, Suite 200, Irvine, California 92606, hereby conveys and warrants against all claiming by, through or under it but not otherwise, to VLJ COMMUNITIES, LLC, a Delaware limited liability company, as to a fifty-seven and nine-tenths percent (57.9%) undivided interest, and WASATCH APARTMENT PROPERTIES, LLC, a Delaware limited liability company, as to a forty-two and one-tenths percent (42.1%) undivided interest, as tenants-in-common, collectively as "Grantee", having an address of c/o SARE Investments, LLC, 444 West Beech Street, San Diego, California 92101, the real property described in Schedule 1 attached hereto and incorporated herein by reference (the "Property"), which Property is located in Salt Lake County, Utah.

Subject to all matters of record.

IN WITNESS WHEREOF, the said Grantor has executed this instrument, as of the 11th day of December, 2015.

GRANTOR:

WEST VALLEY APARTMENTS, LLC,
a Delaware limited liability company

By: Bascom Value Added Apartment Investors, LLC,
a Delaware limited liability company,
Member

By: Bascom Fund Manager, LLC,
a Delaware limited liability company,
Manager

By: The Bascom Group, LLC,
a California limited liability company,
Manager

By: _____
Jerome A. Fink, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

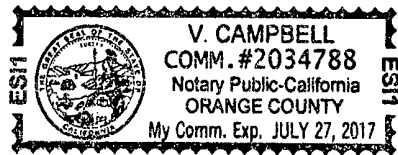
On December 8, 2015, before me, V. Campbell, a Notary Public, personally appeared Jerome A. Fink, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature V. Campbell

(SEAL)



Schedule 1 to Deed

Legal Description

Real property in the City of West Valley City, County of Salt Lake, State of Utah, described as follows:

Beginning at a point on the North line of 4700 South Street, said point being North 89°58'12" East 660.00 feet and North 0°01'48" West 53.00 feet from the Southwest Corner of Section 5, Township 2 South, Range 1 West, Salt Lake Base and Meridian, running thence North 0°01'48" West 607.00 feet; thence North 89°58'12" East 302.00 feet to the West line of 3860 West Street; thence Southerly along the arc of a 555.67 foot radius curve to the right for a distance of 113.84 feet (long chord bears South 5°50'22" West 113.65 feet) along said West line; thence South 11°42'31" West 17.63 feet along said West line; thence Southerly along the arc of a 611.67 foot radius curve to the left for a distance of 125.32 feet (long chord bears South 5°50'22" West 125.10 feet) along said West line; thence South 0°01'48" East 352.25 feet along said West line to the North line of 4700 South Street; thence South 89°58'12" West 274.0 feet along said North line of the point of beginning.

Less and excepting therefrom that portion conveyed to the Utah Department of Transportation by Warranty Deed recorded July 16, 1991, as Entry No. 5098003, in Book 6337, at Page 733 Salt Lake County Recorder's Office, being more particularly described as follows:

A parcel of land in fee for the widening of 4700 South Street incident to the construction of an expressway known as Project No. 1005, being part of an entire tract of property situated in the Southwest quarter of the Southwest quarter of Section 5, Township 2 South, Range 1 West, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract of property, which point is 934.00 feet North 89°58'12" East along the Section line and 53.00 feet North 0°01'48" West from the Southwest corner of said Section 5; thence South 89°58'12" West 66.92 feet along the Southerly boundary line of said entire tract; thence North 88°26'33" East 66.94 feet; thence South 0°01'48" East 1.78 feet along the Easterly boundary line of said entire tract to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

APN: 21-05-351-019-0000