

Ent: 383490 - Pg 1 of 5
Date: 4/29/2013 10:42:00 AM
Fee: \$18.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: First American NCS - South Temple

WHEN RECORDED, PLEASE RETURN TO:

First American Title Insurance Company
777 S. Figueroa Street, Suite 400
Los Angeles, California 90017
Attn: Valerie Curry

Tax Parcel Nos. 12-082-0-0001

(Space above for Recorder's Use Only)

SPECIAL WARRANTY DEED

ARCML06 LLC, a Delaware limited liability company ("Grantor"), with an address of c/o American Residential Communities, LLC, 4643 South Ulster Street, Suite 400, Denver, CO 80237, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by OVERPASS POINT MHC, LLC, a Delaware limited liability company ("Grantee") with an address of 31200 Northwestern Highway, Farmington Hills, Michigan 48334, the receipt and sufficiency of which is hereby acknowledged, has CONVEYED and WARRANTED and by these presents does CONVEY and WARRANT unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Tooele County, Utah and legally described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

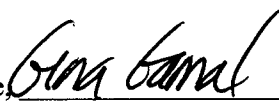
IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 4th day of April, 2013 to be effective as of the 4th day of April, 2013.

GRANTOR:

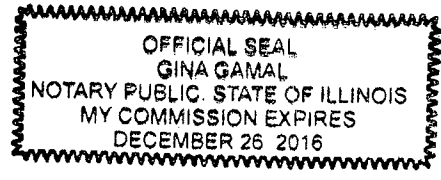
ARCML06 LLC, a Delaware limited liability company

By: 
Orrin Shifrin, Secretary

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me, , this 4th day of April, 2013 by Orrin Shifrin, the Secretary of ARCML06 LLC, a Delaware limited liability company.

(Seal)



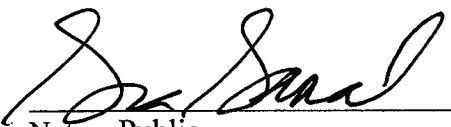

Notary Public
My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

LOT 1, OVERPASS POINT SUBDIVISION, A SUBDIVISION OF TOOELE CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND RECORDED JUNE 9, 1998 AS ENTRY NO. 112891 IN BOOK 510 AT PAGE 620 OF OFFICIAL RECORDS IN THE OFFICE OF THE TOOELE COUNTY RECORDER.

EXHIBIT B
PERMITTED EXCEPTIONS

EXHIBIT B

Permitted Exceptions

1. Water rights, claims or title to water.
2. General and special taxes and assessments for the fiscal year 2013 and subsequent years, which are not yet due or payable.
3. Any charge upon the land by reason of its inclusion in Tooele City.
4. An easement over, across or through the land for communication facilities and incidental purposes, as granted to Mountain States Telephone and Telegraph Company by Instrument recorded February 23, 1928 as Entry No. 181097 in Book E at Page 295 of Official Records.
5. An easement over, across or through the land for electric transmission and incidental purposes, as granted to Utah Power & Light Company by Instrument recorded April 08, 1980 as Entry No. 337122 in Book 181 at Page 284 of Official Records.
6. Easements, notes and restrictions as shown on subdivision plat for Overpass Point Subdivision recorded June 09, 1998 as Entry No. 112891 in Book 510 of Plats at Page 620.
7. An easement over, across or through the land for gas transmission and incidental purposes, as granted to Questar Gas Company by Instrument recorded September 22, 1998 as Entry No. 118473 in Book 528 at Page 648 of Official Records.
8. An easement over, across or through the land for gas transmission and incidental purposes, as granted to Questar Gas Company by Instrument recorded October 26, 1999 as Entry No. 139080 in Book 594 at Page 630 of Official Records.
9. An easement over, across or through the land for access and incidental purposes, as granted to Carriage Homes, L.L.C. by Instrument recorded June 18, 2004 as Entry No. 224837 in Book 952 at Page 102 of Official Records.
10. Matters which would be disclosed by an accurate survey of the property.
11. Rights of tenants, as tenants only, under existing unrecorded leases.