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4/29/2013 3:01:00 PM \$20.00
Book - 10132 Pg - 6880-6885
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 6 P.

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. 15-29-226-002-0000 and 15-29-226-004-0000

(Space above for Recorder's Use Only)

SPECIAL WARRANTY DEED

ARC COMMUNITIES 13 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 WINDSOR MOBILE ESTATES, 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 Salt Lake 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.

ARC/RHP2 Portfolio
Utah Deed (Windsor Estates, UT)

581752-65

Ent 11629427 BK 10132 PG 6880

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 4th day of April, 2013 to be effective as of the 6th day of April, 2013.

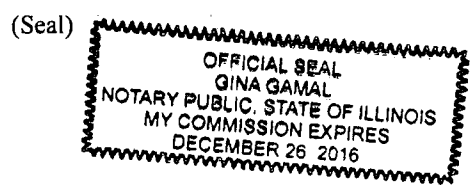
GRANTOR:

ARC COMMUNITIES 13 LLC, a Delaware limited liability company

By: *[Signature]*
Orrin Shifrin, Secretary

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me, *Gina Gamal*, this 4th day of April, 2013 by Orrin Shifrin, the Secretary of ARC COMMUNITIES 13 LLC, a Delaware limited liability company.



[Signature]
Notary Public
My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 3200 WEST STREET, SAID POINT BEING SOUTH 00° 05' 40" EAST ALONG THE SECTION LINE 60.00 FEET AND SOUTH 89° 56' 59" WEST 50.00 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN COURSES AND DISTANCES: SOUTH 00° 05' 40" EAST 418.09 FEET TO A POINT ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 89° 54' 20" WEST); THENCE ALONG SAID RADIUS 54.85 FEET TO A POINT OF REVERSE CURVATURE ON A 300.00 FOOT RADIUS CURVE (RADIUS POINT BEARS SOUTH 79° 37' 08" EAST); THENCE ALONG SAID RADIUS 54.85 FEET; THENCE SOUTH 00° 05' 40" EAST 215.19 FEET TO A POINT ON A 300.00 RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 89° 54' 20" EAST); THENCE ALONG SAID RADIUS 54.85 FEET TO A POINT OF REVERSE CURVATURE ON A 300.00 FOOT RADIUS CURVE (RADIUS POINT BEARS SOUTH 79° 25' 48" WEST); THENCE ALONG SAID RADIUS 54.85 FEET; THENCE SOUTH 00° 05' 40" EAST 412.24 FEET TO THE 40 ACRE LINE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE ALONG SAID 40 ACRE LINE NORTH 89° 59' 31" WEST 1274.53 FEET TO THE 40 ACRE LINE; THENCE ALONG SAID 40 ACRE LINE NORTH 00° 07' 52" WEST 722.40 FEET; THENCE NORTH 89° 56' 58" EAST 195.37 FEET; THENCE NORTH 00° 08' 01" WEST 540.00 FEET; THENCE NORTH 89° 56' 59" EAST 1079.99 FEET TO THE POINT OF BEGINNING.

PIN: 15-29-226-004-0000, 15-29-226-002-0000

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 West Valley City and Granger-Hunter Improvement District.
4. Reservation contained in that certain Warranty Deed recorded September 08, 1987 as Entry No. 4519430 in Book 5959 at Page 1234 of Official Records.
5. An easement over, across or through the land for communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded December 17, 1987 as Entry No. 4564109 in Book 5989 at Page 335 of Official Records.
6. An easement over, across or through the land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of the State of Utah by Instrument recorded February 02, 1988 as Entry No. 4581461 in Book 6001 at Page 427 of Official Records.
7. Avigation Easement in favor of SALT LAKE CITY CORPORATION for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the land recorded May 19, 1988 as Entry No. 4626164 in Book 6030 at Page 1672 of Official Records.
8. An easement over, across or through the land for telecommunications and incidental purposes, as granted to US West Communications, Inc., a Colorado corporation by Instrument recorded April 16, 1991 as Entry No. 5051860 in Book 6306 at Page 1679 of Official Records.
9. An easement over, across or through the land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of the State of Utah by Instrument recorded May 10, 1991 as Entry No. 5064748 in Book 6314 at Page 2956 of Official Records.
10. An easement over, across or through the land for telecommunications and incidental purposes, as granted to U S West Communications, Inc., a Colorado corporation by Instrument recorded April 17, 1992 as Entry No. 5238287 in Book 6443 at Page 347 of Official Records.
11. An easement over, across or through the land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of the State of Utah by Instrument recorded April 23, 1992 as Entry No. 5241945 in Book 6445 at Page 2876 of Official Records.
12. An easement over, across or through the land for telecommunications and incidental purposes, as granted to U S West Communications, Inc., a Colorado corporation by Instrument recorded June 03, 1994 as Entry No. 5840966 in Book 6954 at Page 2226 of Official Records.

13. Matters which would be disclosed by an accurate survey of the property.
14. Rights of tenants, as tenants only, under existing unrecorded leases.