

11629497
4/29/2013 3:24:00 PM \$24.00
Book - 10132 Pg - 7374-7381
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 8 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. 15-35-100-035-0000

(Space above for Recorder's Use Only)

SPECIAL WARRANTY DEED

ARC COMMUNITIES 16 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 RIVERSIDE MH COMMUNITY, 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.

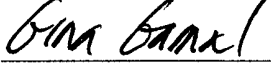
IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 4th day of April, 2013 to be effective as of the 5th day of April, 2013.

GRANTOR:

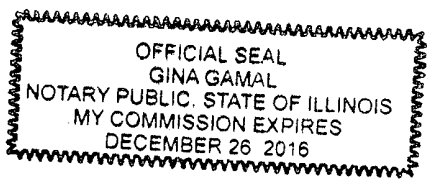
ARC COMMUNITIES 16 LLC, a Delaware limited liability company

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 ARC COMMUNITIES 16 LLC, a Delaware limited liability company.

(Seal)




Notary Public
My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 00° 02' 28" WEST 781.39 FEET AND SOUTH 89° 59' 10" EAST 722.09 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89° 59' 10" WEST 232.305 FEET TO THE EAST LINE OF A UTAH POWER & LIGHT CORRIDOR; THENCE NORTH 30° 48' 00" WEST 10.801 FEET TO THE CENTER OF A CANAL; THENCE NORTH 51.863 FEET ALONG SAID CANAL TO A CURVE; THENCE NORTHERLY 79.171 FEET ALONG A CURVE TO THE RIGHT, (CENTER BEARS EAST WITH A CENTRAL ANGLE OF 20° 10' 50" AND A RADIUS OF 224.78 FEET) ALONG SAID CANAL; THENCE NORTH 20° 10' 50" EAST 56.41 FEET ALONG SAID CANAL TO A CURVE; THENCE NORTHERLY 76.828 FEET ALONG A CURVE TO THE LEFT, (CENTER BEARS NORTH 69° 49' 10" WEST WITH A CENTRAL ANGLE OF 39° 21' 50" AND A RADIUS OF 111.823 FEET) ALONG SAID CANAL; THENCE NORTH 19° 11' 00" WEST 178.00 FEET ALONG SAID CANAL TO A CURVE; THENCE NORTHERLY 59.703 FEET ALONG A CURVE TO THE RIGHT, (CENTER BEARS NORTH 70° 49' 00" EAST WITH A CENTRAL ANGLE OF 13° 57' 00" AND A RADIUS OF 245.215 FEET) ALONG SAID CANAL; THENCE NORTH 05° 14' 00" WEST 19.00 FEET ALONG SAID CANAL TO A CURVE; THENCE NORTHERLY 69.336 FEET ALONG A CURVE TO THE LEFT, (CENTER BEARS SOUTH 84° 46' 00" WEST WITH A CENTRAL ANGLE OF 19° 19' 00" AND A RADIUS OF 205.659 FEET) ALONG SAID CANAL; THENCE NORTH 24° 33' 00" WEST 62.00 FEET ALONG SAID CANAL TO A CURVE; THENCE NORTHERLY 99.486 FEET ALONG A CURVE TO THE LEFT, (CENTER BEARS SOUTH 65° 27' 00" WEST WITH A CENTRAL ANGLE OF 14° 13' 35" AND A RADIUS OF 400.672 FEET) ALONG SAID CANAL; THENCE NORTH 38° 46' 35" WEST 203.144 FEET ALONG SAID CANAL TO THE EAST RIGHT OF WAY LINE OF 1300 WEST STREET WHICH IS ALSO A POINT ON A CURVE; THENCE NORTHEASTERLY 215.588 FEET ALONG A CURVE TO THE RIGHT, (CENTER BEARS SOUTH 62° 36' 00" EAST WITH A CENTRAL ANGLE OF 07° 35' 23" AND A RADIUS OF 1627.502 FEET) ALONG SAID EAST RIGHT OF WAY; THENCE NORTHEASTERLY 67.747 FEET ALONG A CURVE TO THE RIGHT, (CENTER BEARS SOUTH 55° 00' 37" EAST WITH A CENTRAL ANGLE OF 02° 23' 06" AND A RADIUS OF 1627.502 FEET) ALONG SAID EAST RIGHT OF WAY TO A FENCE; THENCE SOUTH 44° 58' 47" EAST 477.687 FEET ALONG A FENCE; THENCE SOUTH 46° 45' 50" EAST 14.057 FEET TO A POINT 5.00 FEET SOUTH OF A FENCE; THENCE EAST 1057.39 FEET PARALLEL WITH AND 5.00 FEET SOUTH OF SAID FENCE; THENCE SOUTH 08° 45' 00" EAST 128.196 FEET; THENCE NORTH 89° 06' 00" EAST 138.326 FEET TO THE WEST BANK OF THE JORDAN RIVER; THENCE SOUTHERLY 167.201 FEET ALONG A CURVE TO THE RIGHT (CENTER BEARS SOUTH 68° 13' 05" WEST WITH A CENTRAL ANGLE OF 19° 08' 28" AND A RADIUS OF 500.493 FEET) ALONG THE WEST BANK OF SAID JORDAN RIVER TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 453.141 FEET ALONG A CURVE TO THE LEFT, (CENTER BEARS NORTH 87° 21' 32" EAST WITH A CENTRAL ANGLE OF 21° 38' 09" AND A RADIUS OF 1200.00 FEET) ALONG THE WEST BANK OF SAID JORDAN RIVER TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 57.977 FEET ALONG A CURVE TO THE RIGHT, (CENTER BEARS SOUTH 65° 43' 23" WEST WITH A CENTRAL ANGLE OF 111° 45' 20" AND A RADIUS OF 29.724 FEET) ALONG THE WEST BANK OF SAID JORDAN RIVER; THENCE SOUTH 87° 28' 43" WEST 119.312 FEET ALONG THE NORTH BANK OF SAID JORDAN RIVER TO A CURVE; THENCE WESTERLY 68.236 FEET ALONG A CURVE TO THE RIGHT, (CENTER BEARS NORTH 02° 31' 17" WEST WITH A CENTRAL ANGLE OF 20° 13' 35" AND A RADIUS OF 193.293 FEET) ALONG THE NORTH BANK OF SAID JORDAN RIVER TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 131.893 FEET ALONG A CURVE TO THE LEFT, (CENTER BEARS SOUTH 17° 42' 18" WEST WITH A CENTRAL ANGLE OF 17° 38' 03" AND A RADIUS OF 428.538 FEET) ALONG THE NORTH BANK OF SAID JORDAN RIVER TO A POINT OF A COMPOUND CURVE; THENCE WESTERLY 127.056 FEET ALONG A CURVE TO THE LEFT, (CENTER BEARS SOUTH 00° 04' 15" WEST WITH A CENTRAL ANGLE OF 24° 32' 49" AND A RADIUS OF 296.565 FEET) ALONG THE NORTH BANK OF SAID JORDAN RIVER; THENCE NORTH

Riverside, UT

89° 59' 10" WEST 889.866 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO WEST VALLEY CITY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00° 02' 28" WEST 781.39 FEET AND SOUTH 89° 59' 10" EAST 722.09 FEET AND SOUTH 89° 59' 10" EAST 831.93 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00° 00' 50" EAST 91.61 FEET TO THE SOUTH RIGHT OF WAY LINE OF RIVER BANK ROAD; THENCE EAST 23.26 FEET ALONG THE SOUTH LINE OF SAID RIVER BANK ROAD TO THE BEGINNING OF A CURVE; THENCE EASTERLY 61.97 FEET ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 16° 17' 10" AND A RADIUS OF 218.00 FEET; THENCE NORTH 73° 42' 50" EAST 89.33 FEET ALONG THE SOUTH LINE OF SAID RIVER BANK ROAD; THENCE SOUTH 16° 17' 10" EAST 16.34 FEET; THENCE SOUTH 89° 59' 10" EAST 129.13 FEET; THENCE NORTH 00° 00' 50" EAST 375.45 FEET; THENCE SOUTH 86° 37' 52" WEST 71.87 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 99.58 FEET ALONG A CURVE TO THE LEFT, CENTER BEARS SOUTH 86° 37' 52" WEST WITH A CENTRAL ANGLE OF 41° 11' 48" AND A RADIUS OF 138.50 FEET; THENCE NORTH 42° 31' 11" EAST 70.66 FEET; THENCE NORTH 47° 27' 40" WEST 82.00 FEET; THENCE NORTH 53° 26' 17" WEST 90.25 FEET; THENCE NORTH 73° 04' 06" WEST 104.35 FEET; THENCE NORTH 8.17 FEET TO THE NORTH PROPERTY LINE; THENCE EAST 217.73 FEET PARALLEL WITH AND 5.00 FEET SOUTH OF A FENCE; THENCE SOUTH 08° 45' 00" EAST 128.196 FEET; THENCE NORTH 89° 06' 00" EAST 138.326 FEET TO THE WEST BANK OF THE JORDAN RIVER; THENCE SOUTHERLY 167.201 FEET ALONG A CURVE TO THE RIGHT, (CENTER BEARS SOUTH 68° 13' 05" WEST WITH A CENTRAL ANGLE OF 19° 08' 28" AND A RADIUS OF 500.493 FEET) ALONG THE WEST BANK OF SAID JORDAN RIVER TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 453.141 FEET ALONG A CURVE TO THE LEFT, (CENTER BEARS NORTH 87° 21' 32" EAST WITH A CENTRAL ANGLE OF 21° 38' 09" AND A RADIUS OF 1200.00 FEET) ALONG THE WEST BANK OF SAID JORDAN RIVER TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 57.977 FEET ALONG A CURVE TO THE RIGHT, (CENTER BEARS SOUTH 65° 43' 23" WEST WITH A CENTRAL ANGLE OF 111° 45' 20" AND A RADIUS OF 29.724 FEET) ALONG THE WEST BANK OF SAID JORDAN RIVER; THENCE SOUTH 87° 28' 43" WEST 119.312 FEET ALONG THE NORTH BANK OF SAID JORDAN RIVER TO A CURVE; THENCE WESTERLY 68.236 FEET ALONG A CURVE TO THE RIGHT, (CENTER BEARS NORTH 02° 31' 17" WEST WITH A CENTRAL ANGLE OF 20° 13' 35" AND A RADIUS OF 193.293 FEET) ALONG THE NORTH BANK OF SAID JORDAN RIVER TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 131.893 FEET ALONG A CURVE TO THE LEFT, (CENTER BEARS SOUTH 17° 42' 18" WEST WITH A CENTRAL ANGLE OF 17° 38' 03" AND A RADIUS OF 428.538 FEET) ALONG THE NORTH BANK OF SAID JORDAN RIVER TO A POINT OF A COMPOUND CURVE; THENCE WESTERLY 127.056 FEET ALONG A CURVE TO THE LEFT, (CENTER BEARS SOUTH 00° 04' 15" WEST WITH A CENTRAL ANGLE OF 24° 32' 49" AND A RADIUS OF 296.565 FEET) ALONG THE NORTH BANK OF SAID JORDAN RIVER; THENCE NORTH 89° 59' 10" WEST 57.94 FEET TO THE POINT OF BEGINNING.

Riverside, UT

BK 10132 PG 7378

EXHIBIT B
PERMITTED EXCEPTIONS

EXHIBIT B

Permitted Exceptions

1. Water rights, claims or title to water.
2. Taxes for the Year 2013 and subsequent years, which are not yet due and payable.
3. Any charge upon the land by reason of its inclusion in West Valley City and Granger-Hunter Improvement District.
4. Easement to use Distribution Systems, dated May 22, 1986, with Brighton And North Point Irrigation Company, a corporation, as Grantor in favor of The State of Utah, acting through the Board of Water Resources, Grantee, an easement to use the existing water distribution system of canals, ditches, pipelines and all appurtenant works and facilities of the Brighton and North Point Irrigation Company a portion of the subject property. Said Easement recorded September 26, 1988, as Entry No. 4680089, in Book 6067, at Page 404, Salt Lake County Recorder's Office.
5. An easement over, across or through the land for gas transmission and incidental purposes, as granted to Questar Gas Company, a corporation of the State of Utah by Instrument recorded December 10, 1998 as Entry No. 7185087 in Book 8192 at Page 1580 of Official Records.
6. Riverside Mobile Home Park LLC, Rules and Regulations to a Secure Way of Living recorded April 30, 1999 as Entry No. 7340380 in Book 8273 at Page 4441 of Official Records.
7. The terms, covenants and provisions of that certain Right of Entry Agreement executed by and between Riverside Mobile Home Park and TCI Cablevision of Utah, Inc., recorded October 01, 1999 as Entry No. 7480197 in Book 8313 at Page 4534 of Official Records.
8. Acknowledgement and Release dated April 23, 2002 by and between the Granger-Hunter Improvement District, a body politic of the State of Utah ("The District"), Development West, Inc., a corporation licensed to do business in the State of Utah ("Development West") and Riverside MHP, LLC, a Utah limited liability company ("Riverside") and recorded April 24, 2002 as Entry No. 8213971 in Book 8590 at Page 5905 of Official Records.
9. Rights, title and interest in and to that certain waterway or canal, and any boundary line conflicts, loss or claims resulting from variances in the legal description (s) and the actual physical location of the Brighton Canal from record description (s) referring to said canal as the Westerly boundary line of the subject property, which boundary may be subject to change and/or uncertainty, and any adverse right, title and/or interest because of losses to, or additions to the subject property resulting from accretion, reliction or avulsion.
10. Boundary line conflicts, if any, resulting from variances in the legal description(s) of the actual physical location of Jordan River from record description(s) referring to said Jordan River or center thereof as the East boundary of the land.
11. Matters which would be disclosed by an accurate survey of the property.

12. Rights of tenants, as tenants only, under existing unrecorded leases.