When Recorded mail to:

CR Sagegate Communities, LLC and Sagegate Jandy, LLC c/o ColRich 444 West Beech Street, Suite 300 San Diego, CA 92101 12300911 6/15/2016 3:26:00 PM \$14.00 Book - 10442 Pg - 2928-2930 Gary W. Ott Recorder, Salt Lake County, UT NATIONAL TITLE AGCY OF UT INC BY: eCASH, DEPUTY - EF 3 P.

Escrow No. 16-2046

[PARCEL ID #14-23-476-015-0000]

## Special Warranty Deed

Miller Sage Gate Associates DE, LLC, a Delaware limited liability company, **GRANTOR**, hereby conveys and warrants, against all claiming by, through or under it, to CR Sagegate Communities, LLC, a Delaware limited liability company, as to an undivided 46.891% interest, and Sagegate Jandy, LLC, a Delaware limited liability company, as to an undivided 53.109% interest, as Tenants in Common, **GRANTEE**, c/o ColRich, 444 W. Beech Street, Ste. 300, San Diego, CA 92101, County of San Diego, State of California, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah:

See EXHIBIT A attached hereto and by this reference made a part hereof.

SUBJECT TO easements, covenants, restrictions, rights-of-way, reservations and other matters appearing of record, and taxes for the year 2016, and thereafter.

[signature and acknowledgment to follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this day of June, 2016.

MILLER SAGE GATE ASSOCIATES DE, LLC, a Delaware limited liability company

By:

Jay M. Minnick, President

STATE OF Utah

On this 6th day of 100, personally appeared before me Jay M. Minnick, who indicated to me that he is the President of MILLER SAGE GATE ASSOCIATES DE, LLC, a Delaware limited liability company, Grantor in the foregoing Special Warranty Deed, and that he duly acknowledged to me that he executed the foregoing instrument as a free and voluntary act for and on behalf of the said limited liability company.

Notary Public

SUSAN FORD

Notary Public

## Exhibit A Legal Description

## PARCEL 1:

Lot 1, SAGE GATE AT HAYNES LANDING, according to the official plat recorded April 3, 2013 as Entry No. 11611146 in Book 2013P at Page 60 in the office of the Salt Lake County Recorder.

## PARCEL 2:

Together with the appurtenant rights as granted in that certain Declaration of Covenants, Restrictions and Easements recorded April 3, 2013 as Entry No. 11611151 in Book 10124 at Page 1725 of Official Records.