

After recording, please return to:
WLA Investments, Inc.
1301 Dove Street, Suite 1080
Newport Beach, CA 92660

11841341
4/30/2014 9:19:00 AM \$18.00
Book - 10227 Pg - 1300-1302
Gary W. Ott
Recorder, Salt Lake County, UT
ALTA TITLE
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, **Covey Apartments, Inc., a Utah Corporation** ("Grantor"), does hereby convey and warrant against all those claiming by through or under Grantor, to **Covey Apartments Salt Lake City LLC, a Utah Limited Liability Company** ("Grantee"), the following described real property located in Salt Lake City, County of Salt Lake, State of Utah:

See Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"), together with all improvements, buildings, structures and fixtures, if any, located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property; and all water, water rights, oil, gas or other mineral interest in, on, under or above the Property owned by Grantor, if any.

SUBJECT TO: All taxes and assessments; patent reservations; all covenants, conditions, restrictions, servitudes, reservations, easements, declarations or other matters of record or to which reference is made in the public records; any and all matters which an accurate survey and physical inspection of the Property would reveal; zoning and other restrictions, reservations, prohibitions, regulations and requirements imposed by governmental authorities; and any matters created by or with the written consent of Grantee or arising as a result of work performed by or other activities of the Grantee regarding the Property.

Notwithstanding any warranty which may be implied from the use of any word, phrase or clause herein, Grantor does not warrant title to the Property other than to warrant and defend the title against all acts of Grantor and no other, except for the matters above set forth.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 25th day of April, 2014.

Covey Apartments, Inc.,
a Utah Corporation

By: Hal D. Renfro Pres.
Hal D. Renfro, President

STATE OF *Utah*)
)ss.
COUNTY OF *Salt Lake*)

On the *25th* day of April, 2014, personally appeared before me Hal D. Renfro, who being by me duly sworn did say that he is the President of Covey Apartments, Inc., a Utah Corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Hal D. Renfro acknowledged to me that said corporation executed the same.

Jeanette C Watkins

Notary Public

My Commission Expires: *10-13-2014*
Residing at: *10 W. Broadway, Suite 810*
Salt Lake City, UT 84101

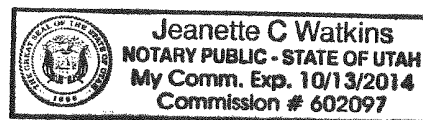


EXHIBIT "A"

Parcel 1

Beginning at a point which is on the Northeast corner of Lot 4, Block 14, Plat "D", Salt Lake City Survey; and running thence South 89°58'44" West 222.742 feet along the North line of Lot 4 to a point on the North line of Lot 3; thence South 00°01'16" East 165.00 feet to a point on the South line of Lot 3; thence North 89°58'33" East 56.273 feet along the South line of Lot 3 to a point on the South line of Lot 4; thence South 00°02'56" East 2.104 feet; thence North 89°38'30" East 36.307 feet; thence North 00°17'39" East 1.892 feet to a point on the South line of Lot 4; thence North 89°58'33" East 130.159 feet along the South line of Lot 4 to the Southeast corner of said lot; thence North 00°01'27" East (as surveyed North 00°01'27" West)164.989 feet along the East line of Lot 4 to the point of beginning.

Parcel 2

Beginning at a point which is on the Southeast Quarter of Lot 1, Block 14, Plat "D", Salt Lake City Survey; and running thence South 89°58'45" West 247.500 feet; thence North 00°01'27" West 165.000 feet; thence North 89°58'33" East 81.023 feet; thence South 00°02'56" East 2.104 feet; thence North 89°38'30" East 36.307 feet; thence North 00°17'39" West (as surveyed North 00°17'39" East)1.892 feet; thence North 89°58'33" East 130.159 feet; thence South 00°01'27" East 165.013 feet to the point of beginning.

Parcel 2A:

A perpetual right-of-way appurtenant to Parcel 2 as disclosed by certain Deed recorded June 16, 1916, as Entry No. 361630, in Book 10-H, at Page 132, being more particularly described as follows:

Beginning 3 1/2 rods West of the Northeast Corner of Lot 3, Block 14, Plat "D", Salt Lake City Survey; and running thence West 4 feet; thence South 10 rods; thence East 8 feet; thence North 10 rods; thence West 4 feet to the point of beginning.

Parcel 2B:

A right of way and easement and created and defined in that certain Perpetual Parking Easement Agreement, recorded July 19, 2001 and Entry No. 7952463, in Book 8480 at Page 5332.

The following is shown for informational purposes only:

Parcel 1: Tax Parcel No. 09-31-380-037 and an address of 166 East First Avenue, Salt Lake City, Utah 84103

Parcel 2: Tax Parcel No. 09-31-380-038 and an address of 239 East South Temple, Salt Lake City, Utah 84103