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Carri R. Jeffries, Iron County Recorder - Page 1 of 3
04/16/2019 08:35:14 AM By: OLD REPUBLIC NCTS

Prepared By:

Harter Secrest & Emery LLP
1600 Bausch & Lomb Place
Rochester, NY 14604

When Recorded Mail to:

Old Republic National Commercial Title Services
9900 Covington Cross Drive, Suite 290
Las Vegas, NV 89144
Attn: Heather Zeisloft

SPECIAL WARRANTY DEED

For good and valuable consideration paid by the Grantee (as hereinafter defined), the receipt and sufficiency of which is acknowledged, **BROADSTONE APLB UTAH, LLC**, a New York limited liability company ("Grantor"), having its principal place of business at 800 Clinton Square, Rochester, New York 14604, hereby conveys and warrants against those claiming by, through, or under said Grantor, but not otherwise, to **BART F. RINKER & SHARON A. RINKER, AS CO-TRUSTEES OF THE BART F RINKER & SHARON A RINKER COMMUNITY PROPERTY TRUST DATED JANUARY 13, 2003**, a California trust ("Grantee") with a mailing address of P.O. Box 972, Ketchum, Idaho 83340, Attention: Bart F. Rinker, that certain tract of land, together with any and all interests, rights and appurtenances thereunto belonging, situated in Iron County, Utah as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

THIS CONVEYANCE is made and accepted together with and subject to all covenants, declarations, reservations, conditions, liens, encumbrances, encroachments, easements, restrictions and other matters affecting the said premises, if any, and taxes, levies and assessments imposed by any governmental body or agency.

DATED this 15th day of April, 2019.

[Remainder of page intentionally left blank and signature page follows.]


IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

BROADSTONE APLB UTAH, LLC
a New York limited liability company,

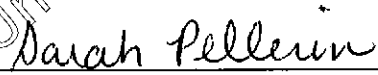
By: BROADSTONE NET LEASE, LLC
a New York limited liability company,
its sole member

By: BROADSTONE NET LEASE, INC.
a Maryland corporation,
its managing member

By: 
Name: James Lessard
Title: Senior Vice President, Asset Management

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

On this 15th day of April, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared James Lessard, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

SARAH A. PELLERIN
Notary Public, State of New York
No. 02PE6327227
Qualified in Monroe County
Commission Expires 07/06/2019

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Exhibit A

Legal Description of the Property

That certain parcel or tract of land lying and being in Iron County, Utah, described as follows:

Beginning South 01° 09' 20" East 835.24 feet along the Section Line and North 90° 00' 00" East 450.38 feet from the West Quarter Corner of Section 22, Township 36 South, Range 12 West, Salt Lake Base and Meridian; thence North 21° 39' 45" East 142.17 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet a distance of 23.56 feet; thence South 68° 20' 15" East 89.67 feet; thence along the arc of a curve to the left, having a radius 56.00 feet a distance 26.94 feet; thence North 84° 13' 12" East 115.33 feet to a point on the westerly right-of-way line of Providence Center Drive; thence along said right-of-way line South 05° 54' 04" East 133.51 feet; thence along said right-of-way line and the arc of a curve to the right, having a radius of 825.00 feet a distance of 123.14 feet; thence leaving said right-of-way line North 65° 53' 16" West 343.67 feet to the Point of Beginning

Tax Parcel No. B-1459-0001-0010

Being the same land conveyed to Broadstone APLB, Utah, LLC by Special Warranty Deed recorded March 19, 2015 as Entry No. 667563 in Book 1309 at Page 871.