

MNT: 37406

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Stuart Kane LLP
620 Newport Center Drive, Suite 200
Newport Beach, CA 92660
Attention: Bruce C. Stuart, Esq.

11703554
8/13/2013 9:23:00 AM \$14.00
Book - 10168 Pg - 3293-3295
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 3 P.

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, **HTC COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("Grantor")**, hereby conveys and warrants against all who claim by, through, or under Grantor to **PRP INVESTORS HERRIMAN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ("Grantee")**, the following real property (the "**Property**") situated in Salt Lake County, Utah, together with all rights and privileges appurtenant thereto:

See **Schedule 1** attached hereto and incorporated herein by reference.

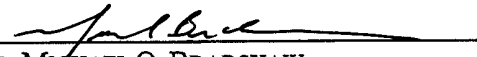
And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and all who claim by, through or under Grantor.

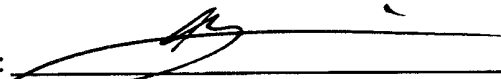
Grantor has caused this Special Warranty Deed to be duly executed on August 12, 2013.

GRANTOR:

**HTC COMMUNITIES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY**

BY: MOMENTUM - HTC, LLC,
A UTAH LIMITED LIABILITY COMPANY
ITS: MANAGER

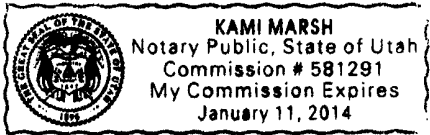
BY: 
NAME: MICHAEL O. BRADSHAW
ITS: MANAGER

BY: 
NAME: COREY A. LEISETH
ITS: MANAGER

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)

On the 12th day of August, 2013 personally appeared before me Michael Bradshaw
and Corey Leiseth, signers of the foregoing instrument, who duly
acknowledged to me that they executed the same in their capacities as the Managers of the
Momentum – HTC, LLC, a Utah limited liability company and who further acknowledged that said
limited liability company executed the same in its capacity as the Manager of HTC Communities,
LLC, a Delaware limited liability company.



Kami Marsh
NOTARY PUBLIC

SCHEDULE 1

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°38'29" WEST 1,027.57 FEET ALONG THE SOUTH LINE OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND NORTH 53.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 89°38'29" WEST 187.20 FEET; THENCE NORTH 44°56'23" WEST 77.65 FEET; THENCE NORTH 00°09'29" EAST 256.80 FEET; THENCE SOUTH 89°57'01" EAST 255.30 FEET; THENCE SOUTH 00°21'31" WEST 252.79 FEET; THENCE SOUTH 89°38'29" EAST 29.69 FEET; THENCE SOUTH 60.00 FEET; THENCE NORTH 89°38'29" WEST 14.50 FEET; THENCE NORTH 14.32 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, TANGENT AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°13'20" AN ARC DISTANCE OF 22.42 FEET (CHORD BEARS NORTH 32°06'40" WEST 21.26 FEET); THENCE WEST 16.06 FEET; THENCE SOUTH 00°21'31" WEST 32.16 FEET TO THE POINT OF BEGINNING.

26-36-400-055
26-36-476-001