

Mail Recorded Deed and Tax Notice To:  
Residences at Station Parkway, LLC  
978 East Woodoak Lane  
Murray, UT 84117

RETURNED  
FEB 08 2016



**SPECIAL WARRANTY DEED**

**ICO Multi-Family Holdings, LLC**

**GRANTOR(S)** of Salt Lake County, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Residences at Station Parkway, LLC**

**GRANTEE(S)** of Salt Lake County, State of Utah  
**for the sum of Ten and no/100 (\$10.00) DOLLARS**  
and other good and valuable consideration, the following described tract of land in **Davis** County, State of Utah:

See 'Exhibit A' attached hereto

**TAX ID NUMBERS 08-486-0111, 08-486-0112, 08-486-0113 and 08-060-0041** (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

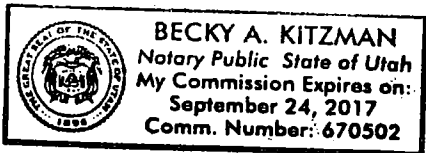
Dated this 4<sup>th</sup> day of February, 2016.

**ICO Multi-Family Holdings, LLC**

By: [Signature]  
James G. Seaberg, Manager EAS

STATE OF Utah  
COUNTY OF Salt Lake

On the 4<sup>th</sup> day of Feb, 2016, personally appeared before me James G. Seaberg, who acknowledged himself to be the Manager of ICO Multi-Family Holdings, LLC, a limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



[Signature]  
Becky A. Kitzman

Notary Public  
EXHIBIT A

Proposed RESIDENCES AT STATION PARKWAY SUBDIVISION, being more particularly described as follows:

All of Parcel D of Park Lane Commons, a subdivision in Farmington City, Davis County, Utah along with more land lying within the Southwest quarter of Section 13 and the Southeast quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning on the South line of Red Barn Lane and the Northerly line of said Parcel D at a point located 1431.51 feet North 00°00'21" West along the section line from the Southwest corner of said Section 13 and running thence along the boundary of said Parcel D the following 8 courses:  
South 89°41'17" East 100.17 feet to the Northeasterly corner thereof; South 50°37'22" East <sup>260.79</sup>~~270.79~~ feet; South 50°51'43" East 327.80 feet to the most Easterly corner thereof; South 39°22'38" West 26.87 feet to an angle point in the Southerly line thereof; South 78°30'09" West 413.67 feet to the Northwesterly corner of Broadway; South 11°29'22" East 250.00 feet along the Westerly line of Broadway; South 78°30'38" West 502.80 feet along the Southerly line of said Parcel D to a point on the Easterly line of Station Parkway as it exists at 80.00 foot width; and Northwesterly along the arc of a 730.00 foot radius curve to the right a distance of 344.51 feet (center bears North 55°05'50" East, central angle equals 27°02'24" and long chord bears North 21°22'58" West 341.33 feet); thence continuing along said Easterly line Northwesterly along the arc of a 690.00 foot radius curve to the left a distance of 635.77 feet (center bears South 82°14'14" West, central angle equals 52°47'33" and long chord bears North 34°09'32" West 613.52 feet) to the South line of said Red Barn Lane and the extension of the North line of said Parcel D; thence South 89°41'17" East 778.28 feet along said South line to the point of beginning.