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2/28/2013 4:16:00 PM \$48.00  
Book - 10112 Pg - 8998-9004  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 7 P.

When Recorded Return To:

AIC INVESTMENT PROPERTIES, LLC  
c/o Matt Ireland  
P.O. Box 4902  
148 South Redmond Street  
Jackson, WY 83001

Assessor's Parcel Numbers: 09-31-486-002; 09-31-486-003; 09-31-486-005 through 09-31-486-012; 09-31-486-014 through 09-31-486-017; 09-31-491-001 through 09-31-491-005

FACTO 593787

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### SPECIAL WARRANTY DEED

**TERRACOR II**, a Utah corporation ("*Grantor*"), whose mailing address is 529 E. South Temple, Salt Lake City, UT 84102, hereby conveys and warrants against all who claim by, through, or under the Grantor, to **AIC INVESTMENT PROPERTIES, LLC**, a Utah limited liability company ("*Grantee*"), whose mailing address is P.O. Box 4902, 148 South Redmond Street, Jackson, WY 83001, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration:

The real property located in Salt Lake County, State of Utah, and more particularly described on **Exhibit A** attached hereto:

TOGETHER WITH all buildings, fixtures and improvements thereon, if any, and all rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said real property, or any part thereof; and

SUBJECT TO current taxes and assessments, reservations in patents, all easements, rights-of-way, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and all matters which an accurate survey of the property or a physical inspection of the property would disclose.

[Signatures on the Following Page]

IN WITNESS WHEREOF, the Grantor has caused his name to be hereunto affixed this 28th day of February, 2013.

**GRANTOR:**

**TERRACOR II,**  
a Utah corporation

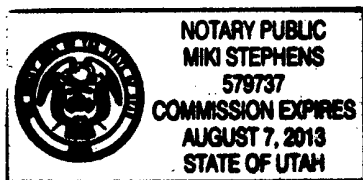
By: \_\_\_\_\_

Name: Justin Wheeler

Title: President

STATE OF UTAH                    )  
  ) SS.  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 28th day of February, 2013 by Justin Wheeler as President of TERRACOR II, a Utah corporation, on behalf of the corporation. He X is personally known to me or \_\_\_ has produced a driver's license as identification.



\_\_\_\_\_  
Notary Public  
Print Name: MIKI STEPHENS  
Serial No. (if any): 579737

**EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY**

That certain real property located in Salt Lake County, Utah, more particularly described as follows:

BEGINNING AT A POINT 61 1/4 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 3, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 54 1/4 FEET; THENCE EAST 115.5 FEET; THENCE NORTH 54 1/4 FEET; THENCE WEST 115.5 FEET TO THE POINT OF BEGINNING.

09-31-486-002

COMMENCING 78 FEET WEST AND 120 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 8, PLAT "D" SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 25 FEET, THENCE EAST 10 FEET, THENCE NORTH 25 FEET, THENCE WEST 10 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PERPETUAL RIGHT OF WAY OVER AND ACROSS THAT TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING 78 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 1, IN BLOCK 8, PLAT "D" SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 95 FEET TO THE SOUTH LINE OF ABOVE DESCRIBED TRACT, THENCE EAST 4 FEET, THENCE SOUTH 95 FEET, THENCE WEST 4 FEET TO THE PLACE OF BEGINNING.

09-31-486-016

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 78 FEET; THENCE NORTH 95 FEET; THENCE EAST 10 FEET; THENCE NORTH 25 FEET; THENCE EAST 68 FEET; THENCE SOUTH 120 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT OF WAY OVER THE WEST 4 FEET OF SAID PROPERTY.

09-31-486-017

BEGINNING 120 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 45 FEET; THENCE WEST 118.35 FEET; THENCE SOUTH 18.1 FEET; THENCE EAST 11.25 FEET; THENCE SOUTH 26.9 FEET; THENCE EAST 107.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY AND TURNAROUND:

BEGINNING 116 FEET NORTH OF A POINT 44 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1, THENCE WEST 20.4 FEET; THENCE NORTH 30.9 FEET; THENCE EAST 34.3 FEET; THENCE SOUTH 30.9 FEET; THENCE WEST 13.9 FEET TO THE POINT OF BEGINNING.

ALSO, TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 44 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WEST 5 FEET; THENCE NORTH 116 FEET; THENCE EAST 10 FEET; THENCE SOUTH 116 FEET; THENCE WEST 5 FEET TO THE POINT OF BEGINNING.

09-31-486-012

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 8 OF PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 101.5 FEET; THENCE NORTH 3 RODS; THENCE EAST 101.5 FEET; THENCE SOUTH 3 RODS TO THE POINT OF BEGINNING.

09-31-486-011

COMMENCING AT A POINT 3 RODS NORTH OF THE SOUTHEAST CORNER OF LOT 4, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY IN THE CITY OF SALT LAKE, AND RUNNING THENCE WEST 165 FEET; THENCE NORTH 26.75 FEET; THENCE EAST 165 FEET; THENCE SOUTH 26.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER A STRIP 10 FEET WIDE ALONG THE WEST END OF THE NORTH PART OF LOT 4, EXTENDING FROM FIRST AVENUE TO THE PREMISES ABOVE DESCRIBED.

09-31-486-008

BEGINNING AT A POINT 76.25 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 4, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 26.75 FEET; THENCE WEST 165 FEET; THENCE SOUTH 26.75 FEET; THENCE EAST 165 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY SO FAR AS THE SAME IS APPURTENANT TO AND AFFECTS THE ABOVE-DESCRIBED LAND OVER THE FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE EAST 10

FEET; THENCE SOUTH 62 FEET; THENCE WEST 10 FEET; THENCE NORTH 62 FEET TO THE POINT OF BEGINNING.

09-31-486-007

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 62 FEET; THENCE WEST 10 RODS; THENCE NORTH 62 FEET ; THENCE EAST 10 RODS.

09-31-486-006

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 49-1/2 FEET; THENCE SOUTH 115-1/2 FEET; THENCE EAST 29-1/2 FEET; THENCE NORTH 20 FEET; THENCE EAST 20 FEET; THENCE NORTH 95-1/2 FEET TO THE POINT OF BEGINNING.

09-31-486-005

BEGINNING 17.65 FEET WEST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 8, PLAT "D", SALT LAKE CITY, SURVEY, THENCE EAST 61.65 FEET, THENCE NORTH 116 FEET; THENCE WEST 20.4 FEET, THENCE NORTH 30.9 FEET, THENCE EAST 11.0 FEET, THENCE NORTH 18.1 FEET, THENCE WEST 35.4 FEET, THENCE SOUTH 37.8 FEET, THENCE WEST 2.67 FEET, THENCE SOUTH 11.2 FEET, THENCE SOUTH 38°38' WEST 24 FEET, THENCE SOUTH 97.3 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

BEGINNING 39 FEET EAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY, THENCE NORTH 116 FEET, THENCE EAST 10 FEET, THENCE SOUTH 116 FEET, THENCE WEST 10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

BEGINNING 44 FEET EAST AND 116 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY, THENCE WEST 20.4 FEET, THENCE NORTH 30.9 FEET, THENCE EAST 34.3 FEET, THENCE SOUTH 30.9 FEET, THENCE WEST 13.9 FEET TO THE POINT OF BEGINNING.

09-31-486-014

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 8 OF PLAT "D", SALT LAKE CITY SURVEY AND RUNNING, THENCE EAST 63.5 FEET, THENCE NORTH 3 RODS; THENCE WEST 63.5 FEET; THENCE SOUTH 3 RODS TO BEGINNING.

TOGETHER WITH A 10 FOOT RIGHT-OF-WAY EXTENDING FROM SAID PROPERTY NORTHWARD TO FIRST AVENUE, AND ALL APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING THERETO.

09-31-486-009

BEGINNING 44 FEET EAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY, THENCE NORTH 116 FEET, THENCE EAST 13.9 FEET, THENCE NORTH 4 FEET, THENCE EAST 29.1 FEET, THENCE SOUTH 120 FEET, THENCE WEST 43 FEET TO THE POINT OF BEGINNING.

09-31-486-015

BEGINNING 35.4 FEET EAST OF THE NORTHWEST CORNER OF LOT 1, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY, THENCE SOUTH 18.1 FEET, THENCE EAST 11.25 FEET; THENCE NORTH 18.1 FEET, THENCE WEST 11.25 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

BEGINNING 39 FEET EAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY, THENCE NORTH 116 FEET, THENCE EAST 10 FEET, THENCE SOUTH 116 FEET, THENCE WEST 10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

BEGINNING 44 FEET EAST AND 116 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 8, PLAT "D" SALT LAKE CITY, SURVEY, THENCE WEST 20.4 FEET, THENCE NORTH 30.9 FEET, THENCE EAST 34.3 FEET, THENCE SOUTH 30.9 FEET, THENCE WEST 13.9 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT 61 1/4 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 3, BLOCK 8, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 54 1/4 FEET; THENCE EAST 115.5 FEET; THENCE NORTH 54 1/4 FEET; THENCE WEST 115.5 FEET TO THE POINT OF BEGINNING.

09-31-486-010

BEGINNING 83 FEET EAST FROM THE NORTHWEST CORNER OF LOT 3 BLOCK 8 PLAT "D" SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 2 FEET; THENCE SOUTH 61.25 FEET; THENCE WEST 2 FEET; THENCE NORTH 61.25 FEET TO THE POINT OF BEGINNING

09-31-486-003

UNITS 1 THROUGH 5, CONTAINED WITHIN THE DAYNES HOUSE, FORMERLY KNOWN AS MONDOLIN CONDOMINIUMS, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON DECEMBER 7, 1982, IN SALT LAKE COUNTY, AS ENTRY NO. 3737222, IN BOOK 82-12, AT PAGE 94, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN SALT LAKE COUNTY, AS ENTRY NO. 3737224, IN BOOK 5424 AT PAGE 417 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED), AND IN THE RESOLUTION OF THE MANDOLIN CONDOMINIUM OWNERS ASSOCIATION RECORDED OCTOBER 14, 1983, AS ENTRY NO. 3856839, IN BOOK 5499 AT PAGE 188 OF OFFICIAL RECORDS.

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.