

When Recorded, Mail to:

Shenandoah Apartments, LLC,  
7940 South Main Street  
Midvale, UT 84047

12402435  
10/31/2016 3:13:00 PM \$14.00  
Book - 10494 Pg - 7324-7326  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Tax Parcel No. 16-30-451-031

**SPECIAL WARRANTY DEED  
(Salt Lake County)**

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, BROCKHAVEN PARTNERS, L.L.C., a Delaware limited liability company ("Grantor"), who acquired title as BROCKHAVEN PARTNERS, L.L.C., a limited liability company, hereby transfers, conveys and warrants against any and all claiming by, through or under it, to SHENANDOAH APARTMENTS, LLC, a Utah limited liability company ("Grantee"), whose mailing address is 7940 South Main Street, Midvale, Utah 84047, the following described real property (the "Property") situated in Salt Lake County, Utah, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

See Exhibit "A, which is attached hereto and incorporated herein by this reference.

EXCEPTING any water rights and any minerals (including sand, gravel, rock aggregate, oil, gas, coal, hydrocarbons, coal, bed methane and any other gases, metalliferous and non-metalliferous minerals) located on or under the Property.

SUBJECT TO all unpaid taxes for the current year and any assessments, easements, rights of way, covenants, restrictions, encumbrances and all other matters of every kind that are of record and all matters that an accurate survey or a physical inspection of the Property would disclose.

The Property is being conveyed hereunder "AS-IS, WHERE-IS" AND WITH ALL FAULTS, with no warranties, representations or guarantees of any kind.

In addition, Grantor hereby quit claims to Grantee all of Grantor's interest, if any, in minerals (sand, gravel, rock aggregate, oil, gas, coal, hydrocarbons, coal, bed methane and any other gases, metalliferous and non-metalliferous minerals) located on or under the Property.

*{Signature follows on next page}*

SPECIAL WARRANTY DEED

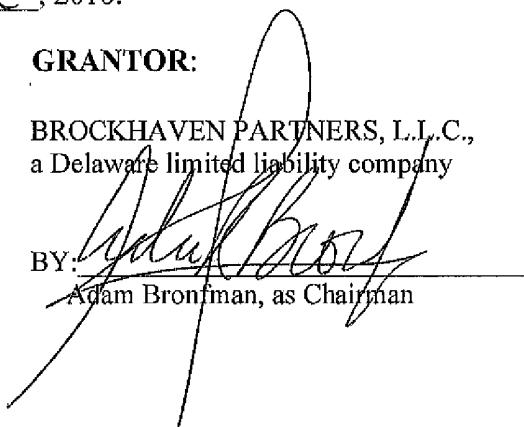
Ent 12402435 BK 10494 PG 7324

Dated this 21 day of October, 2016.

**GRANTOR:**

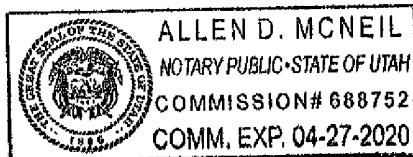
BROCKHAVEN PARTNERS, L.L.C.,  
a Delaware limited liability company

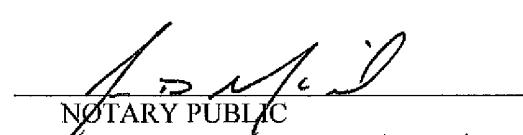
BY:

  
Adam Bronfman, as Chairman

STATE OF UTAH)  
):SS.  
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2016, by Adam Bronfman, the Chairman of Brockhaven Partners, L.L.C., a Delaware limited liability company.



  
NOTARY PUBLIC

Residing at: 455 S. View Lane  
Kamas, UT 84036

My Commission Expires:

4/27/2020

EXHIBIT "A"

LEGAL DESCRIPTION

The following described real property is located in Salt Lake County, Utah:

Beginning at a point South  $00^{\circ}18'16''$  West along the lot line (South  $00^{\circ}16'$  West per deed) 287.10 feet and North  $89^{\circ}53'40''$  East ( $89^{\circ}51'$  East per deed) 358.10 feet from the Northwest corner of Lot 9, Block 18, 10-Acre Plat A, Big Field Survey, and running thence North  $89^{\circ}53'40''$  East 409.83 feet (North  $89^{\circ}51'$  East 409.25 feet per deed) to a point on the East line of said Lot 9, Block 18, 10-Acre Plat A, Big Field Survey; thence South  $00^{\circ}15'41''$  West along said East line of Lot 9, 287.65 feet (South  $00^{\circ}16'$  West 281.00 feet and South 6.00 feet) to the Southeast corner of said Lot 9; thence South  $89^{\circ}54'31''$  West along the South line of said Lot 9, 438.15 feet (West per deed) to a point which is 20 rods East of the Southwest corner of said Lot 9; thence North  $00^{\circ}16'03''$  East (North per deed) 6.00 feet; thence North  $89^{\circ}54'37''$  East (East per deed) 130.41 feet; thence North  $00^{\circ}18'17''$  East 166.06 feet (North  $00^{\circ}16'$  East 165.50 feet per deed) to a point on the North right-of-way line of 3360 South Street; thence South  $89^{\circ}53'39''$  West along said North side of 3360 South Street (South  $89^{\circ}51'$  West per deed) 102.31 feet; thence North  $00^{\circ}18'16''$  East (North  $00^{\circ}16'$  East per deed) 115.50 feet to the point of beginning.

Tax Parcel No. 16-30-451-031

SPECIAL WARRANTY DEED

*BK 10494 PG 7326*