

NTA-4762232-AB

When Recorded, Mail To:

KARA MANOR APARTMENTS LLC  
223 West 700 South, Suite C  
Salt Lake City, Utah 84101

\*W2327520\*

EN 2327520 PG 1 OF 3  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
12-MAR-08 3:19 PM FEE \$15.00 DEP JPM  
REC FOR: NATIONAL TITLE AGENCY

GRANTEE'S ADDRESS:

223 West 700 South, Suite C  
Salt Lake City, Utah 84101

Space above for County Recorder's Use  
PARCEL I.D. No. 07-067-0026

**WARRANTY DEED**

KARA MANOR WRP LIMITED PARTNERSHIP, a Utah limited partnership, 3710 Quincy Avenue, Ogden, UT 84403, GRANTOR, hereby CONVEYS AND WARRANTS to KARA MANOR APARTMENTS LLC, a Utah limited liability company, GRANTEE, of 223 West 700 South, Suite C, Salt Lake City, Utah, 84101, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of Utah:

See Exhibit "A" attached hereto and incorporated herein by reference;

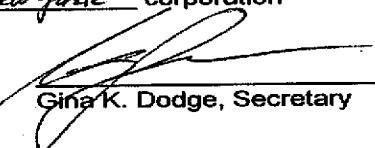
subject only to those Permitted Exceptions set forth on Exhibit "B" attached hereto and incorporated herein by reference.

WITNESS, the hand of Grantor this 28<sup>th</sup> day of February, 2008.

KARA MANOR WRP LIMITED PARTNERSHIP, a Utah limited partnership

By its General Partner, Wilder Richman Corporation,  
a New York corporation

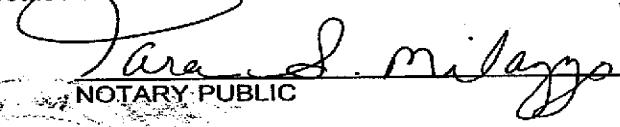
By:

  
Gina K. Dodge, Secretary

STATE OF Connecticut )  
COUNTY OF Fairfield ) ss

On the 28<sup>th</sup> day of February, 2008, personally appeared before me Gina K Dodge, the Secretary of Wilder Richman Corporation, the General Partner of KARA MANOR WRP LIMITED PARTNERSHIP, a Utah limited partnership, the signer of the foregoing instrument, who duly acknowledged to me that said partnership executed the same.

TARA S. MILAZZO  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JUNE 30, 2012

  
NOTARY PUBLIC

E:\OKPW\WesternKara\warranty deed v3.wpd



Page 1

7

## Exhibit A

## PARCEL 1:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH; RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST (SOUTH 89°34' EAST) 394.00 FEET ALONG THE QUARTER QUARTER SECTION LINE FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION; RUNNING THENCE EAST (SOUTH 89°34' EAST) 132.00 FEET PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH (NORTH 0°22' EAST) 169.00 FEET PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE EAST (SOUTH 89°34' EAST) 132.00 FEET PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TO A POINT WHICH IS WEST 666 FEET FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION; THENCE NORTH (NORTH 0°22' EAST) 324.73 FEET PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION TO A POINT WHICH IS 136.00 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 4900 SOUTH STREET; THENCE WEST (NORTH 89°31' WEST) 132.00 FEET PARALLEL TO SAID SOUTH LINE OF STREET; THENCE SOUTH (SOUTH 0°22' WEST) 133.85 FEET PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE WEST (NORTH 89°34' WEST) 132.00 FEET PARALLEL TO THE SOUTH LINE OF THE QUARTER QUARTER SECTION; THENCE SOUTH (SOUTH 0°22' WEST) 360.00 FEET PARALLEL TO THE WEST LINE OF NORTHWEST QUARTER SECTION TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 33.00 FEET THEREOF, LYING WITHIN THE RIGHT-OF-WAY OF 5000 SOUTH STREET.

## PARCEL 2:

BENEFITS, EASEMENTS AND RIGHTS OF WAY GRANTED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED SEPTEMBER 28, 1972 IN BOOK 1005 AT PAGE 536, AMENDMENT RECORDED APRIL 23, 1974 IN BOOK 1051 AT PAGE 581 AND RE-RECORDED APRIL 29, 1974 IN BOOK 1052 AT PAGE 202 OF OFFICIAL RECORDS.

Tax Parcel No. 07-067-0026 *X*

**EXHIBIT "B"**

**Permitted Encumbrances**

1. Taxes for the year 2008 not yet due.
2. The land is included within the boundaries of Washington Terrace City, Pineview Water, the Central Weber Sewer Improvement District and the Weber Area Dispatch 911 and Emergency Services District, and is subject to charges and assessments made thereby.
3. Right-of-Way and Easement Grant in favor of Mountain Fuel Supply Company, its successors and assigns, recorded April 26, 1972 as Entry No. 569703 in Book 992 at Page 165 of Official Records.
4. Declaration of Covenants, Conditions and Restrictions recorded September 28, 1972 in Book 1005 at Page 536, Amendment recorded April 23, 1974 in Book 1051 at Page 581 and re-recorded April 29, 1974 in Book 1052 at Page 292 of Official Records.
5. Right-of-Way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado corporation, its successors, assigns, lessees, licensees and agents, recorded April 24, 1973 as Entry No. 591897 in Book 1022 at Page 601 of Official Records.
6. An unrecorded Lease executed by Kara Manor WRP Limited Partnership, as Lessor, and Web Service Company, Inc., as Lessee, as disclosed by Memorandum of Lease recorded August 31, 1999 as Entry No. 1659365 in Book 2031 at Page 1376 of Official Records.