

This document prepared by:
(and return to :)

ARC MFBFLUT001, LLC
106 York Road
Jenkintown, PA 19046

Tax Parcel No. 03-024-0158

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 31st day of December, 2013 by and between MADISON BOUNTIFUL LLC, a Washington limited liability company ("Grantor"), and ARC MFBFLUT001, LLC, a Delaware limited liability company, whose address is 106 York Road, Jenkintown, PA 19046 ("Grantee")

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Davis, State of Utah, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon, subject to the exceptions described on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCING ON THE EAST LINE OF THE STATE HIGHWAY 27.4 RODS SOUTH AND 102.20 FEET WEST, MORE OR LESS, FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID HIGHWAY 4 RODS TO THE NORTH LINE OF CERTAIN STREET RUNNING EAST AND WEST; THENCE EAST ALONG NORTH LINE OF SAID STREET 113.75 FEET; THENCE NORTH 4 RODS, MORE OR LESS, TO A POINT DUE EAST OF THE POINT OF COMMENCEMENT; THENCE WEST 113.75 FEET TO THE POINT OF COMMENCEMENT.

ALSO: BEGINNING AT A POINT SOUTH 24.4 RODS AND EAST 0.7 RODS FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST SALT LAKE MERIDIAN; RUNNING THENCE SOUTH 7 RODS TO THE NORTH LINE OF 200 NORTH STREET; THENCE EAST ALONG SAID STREET 50.00 FEET; THENCE NORTH 7 RODS; THENCE WEST 50.00 FEET OT THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT 24.4 RODS SOUTH and 0.7 RODS EAST FROM NORTHEAST CORNER OF SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST SALT LAKE MERIDIAN; THENCE WEST 9.5 RODS; THENCE SOUTH 3 RODS; THENCE EAST 9.5 RODS; THENCE NORTH 3 RODS TO BEGINNING.

EXHIBIT "B"

EXCEPTIONS

1. Non-delinquent taxes. Tax ID No. 03-024-0158. (2012 taxes are \$3,757.33)
2. Said property is included within the boundaries of WEBER BASIN WATER CONSERVANCY DISTRICT, MOSQUITO ABATEMENT BOUNTIFUL WATER, SOUTH DAVIS SEWER, AND SOUTH DAVIS RECREATION DISTRICTS, and is subject to the charges and assessments thereof.
3. NOTICE OF ADOPTION OF REDEVELOPMENT PLAN ENTITLED "C.B.D. NEIGHBORHOOD DEVELOPMENT PLAN " AND DATED April 22, 1981, AND RECORDED November 28, 1984, AS ENTRY NO. 688677 IN BOOK 1014 AT PAGE 736, AND SUBJECT TO ANY FEES AND/OR ASSESSMENTS THEREOF
4. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: EARL G. LARRABEE & PATRICIA A. LARRABEE
Grantee: BOUNTIFUL, A MUNICIPAL CORPORATION
Purpose: UTILITY PURPOSES AND ROAD RIGHT OF WAY, and incidental purposes
Dated: July 5, 1994
Recorded: July 5, 1994
Entry No.: 1128906
Book/Page: 1776/750
5. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.
6. Any matters that might be disclosed by an accurate survey of said premises.
7. Intentionally deleted.
8. Intentionally deleted.