

Mail Tax Notice to:  
Riverdale Living LLC  
920 Heritage pk Blvd #200  
Layton, UT 84041



\*W2816563\*

16-020875

SPECIAL WARRANTY DEED

E# 2816563 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
23-Sep-16 01:39 PM FEE \$14.00 DEP TN  
REC FOR: FOUNDERS TITLE COMPANY - LAYTON  
ELECTRONICALLY RECORDED

08-106-0008

THE STATE OF UTAH

COUNTY OF DAVIS

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KNOW ALL MEN BY THESE PRESENTS:

THAT TASKA CAPITAL V, LLC, a Utah Limited Liability Company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by RIVERDALE LIVING LLC (hereinafter referred to as "Grantee"), whose mailing address is 920 Heritage pk Blvd Layton, UT, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of the real property situated in Wasatch County, UTAH, described on Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements situated thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to collectively as the "Property").

This conveyance is made subject to all presently recorded instruments which are valid and affect the Property as well as shortages in area, encroachments, overlapping of improvements, and all matters affecting the Property which are visible or would be revealed by a survey thereof (such matters being referred to herein as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

By acceptance of this Special Warranty Deed, Grantee assumes payment of all property taxes on the Property for the year 2016 and subsequent years.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of the 22<sup>nd</sup> day of September 2016.

GRANTOR:

TASKA CAPITAL V, LLC  
a Utah Limited Company

By: [Signature]

Name: Michael Bicks

Title: Managing Member

THE STATE OF UTAH

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COUNTY OF DAVIS

This instrument was acknowledged before me on the 22<sup>nd</sup> day of September 2016, by Michael Bicks Managing Member of Taska Capital V, LLC, a Utah Limited Liability Company, on behalf of said Michael Bicks

[Signature]  
Notary Public



**LEGAL DESCRIPTION  
EXHIBIT "A"**

PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTHERLY LINE OF RITTER DRIVE SAID POINT BEING 2148.45 FEET NORTH 89D44'58" EAST ALONG THE QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 13, RUNNING THENCE NORTH 61D15' WEST 134.56 FEET ALONG SAID ROAD; THENCE NORTH 27D30' WEST 148.90 FEET; THENCE NORTH 29D08' EAST 216.59 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE CHERRY CREEK APARTMENTS PROPERTY: THENCE TWO COURSES ALONG SAID BOUNDARY AS FOLLOWS: SOUTH 58D53'05" EAST 114.56 FEET AND SOUTH 58D45'10" EAST 195.44 FEET TO A FENCE LINE EXTENDED; THENCE SOUTH 28D59'41" WEST 285.45 FEET ALONG AN EXISTING FENCE AND FENCE LINE EXTENDED TO THE NORTHERLY LINE OF RITTER DRIVE; THENCE NORTH 61D56'30" WEST 51.58 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL NO. 08-106-0008 