

WHEN RECORDED, MAIL TO:
L. S. McCULLOUGH, II ESQ.
CALLISTER NEBEKER & McCULLOUGH
PARKVIEW PLAZA 1
2180 SOUTH 1300 EAST, SUITE 600
SALT LAKE CITY, UTAH 84106

GRANTEE'S ADDRESS:
SHOGUN PROPERTIES, LLC
P.O. BOX 2497
OREM, UTAH 84059

Space above for County Recorder's use

SPECIAL WARRANTY DEED

CHATHAM, LLC, a Utah limited liability company, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it to **SHOGUN PROPERTIES, LLC, a Utah limited liability company**, grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah**:

SEE ATTACHED EXHIBIT A

TAX ID #: 483010101, 483010102, 483010103, 483010104, 483010105, 483010106, 483010107, 483010108, 483010109, 483010110, 483010111, 483010112, 483010201, 483010202, 483010203, 483010204, 483010205, 483010206, 483010207, 483010208, 483010209, 483010210, 483010301, 483010302, 483010303, 483010304, 483010305, 483010306, AND 483010307

SUBJECT TO CITY AND/OR COUNTY TAXES AND ASSESSMENTS, NOT DELINQUENT; EASEMENTS, RIGHTS-OF-WAY, COVENANTS, CONDITIONS AND RESTRICTIONS NOW OF RECORD.

WITNESS, the hand of said grantor this 30th day of March, 2012.

CHATHAM, LLC



Andrew James, Manager

EXHIBIT "A"
LEGAL DESCRIPTION

Units 101, 102, 103, 104, 105, 106, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305, and 306, Condominium Building No. 1, Omni Condominiums, as the same is identified in the recorded Survey Map in Utah County, Utah, as Entry No. 140490:2002 and Map Filing No. 9800, (as said record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of condominium recorded in Utah County, Utah, as Entry No. 140491:2002, (as said Declaration may have heretofore been amended or supplemented).

Together with the undivided ownership interest in and to the Common Areas and Facilities as the same are established and identified in the Declaration (as said Declaration may have heretofore been amended or supplemented).

Units 107, 108, 109, 110, 111, 112, 207, 208, 209, 210, 211, 212, 307, 308, 309, 310, 311, and 312, Condominium Building No. 2, Omni Condominiums, as the same is identified in the recorded Survey Map in Utah County, Utah, as Entry No. 140490:2002 and Map Filing No. 9800, (as said record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of condominium recorded in Utah County, Utah, as Entry No. 140491:2002, (as said Declaration may have heretofore been amended or supplemented).

Together with the undivided ownership interest in and to the Common Areas and Facilities as the same are established and identified in the Declaration (as said Declaration may have heretofore been amended or supplemented).

The following is shown for information purposes only:

Tax ID No. 48-301-0101 (Unit 101),
Tax ID No. 48-301-0102 (Unit 102),
Tax ID No. 48-301-0103 (Unit 103),
Tax ID No. 48-301-0104 (Unit 104),
Tax ID No. 48-301-0105 (Unit 105),
Tax ID No. 48-301-0106 (Unit 106),
Tax ID No. 48-301-0107 (Unit 107),
Tax ID No. 48-301-0108 (Unit 108),
Tax ID No. 48-301-0109 (Unit 109),
Tax ID No. 48-301-0110 (Unit 110),
Tax ID No. 48-301-0111 (Unit 111),
Tax ID No. 48-301-0112 (Unit 112),

Tax ID No. 48-301-0201 (Unit 201),
Tax ID No. 48-301-0202 (Unit 202),
Tax ID No. 48-301-0203 (Unit 203),
Tax ID No. 48-301-0204 (Unit 204),
Tax ID No. 48-301-0205 (Unit 205),
Tax ID No. 48-301-0206 (Unit 206),
Tax ID No. 48-301-0207 (Unit 207),
Tax ID No. 48-301-0208 (Unit 208),
Tax ID No. 48-301-0209 (Unit 209),
Tax ID No. 48-301-0210 (Unit 210),

Tax ID No. 48-301-0301 (Unit 301),
Tax ID No. 48-301-0302 (Unit 302),
Tax ID No. 48-301-0303 (Unit 303),
Tax ID No. 48-301-0304 (Unit 304),
Tax ID No. 48-301-0305 (Unit 305),
Tax ID No. 48-301-0306 (Unit 306),
Tax ID No. 48-301-0307 (Unit 307)