



W3004706

E# 3004706 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
20-Sep-19 0140 PM FEE \$40.00 DEP TH
REC FOR: FIRST AMERICAN TITLE-NCS-SLC1
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Porter Real Property, LLC, a Utah limited
liability company as to undivided 40%
3471 South 3530 East
Salt Lake City, Utah 84109

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-951631-SLC1 (ami)**
A.P.N.: **01-022-0032**

VB Associates, LLC, a Utah limited liability company, Grantor, of **Santa Monica , Los Angeles** County, State of **CA**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Porter Real Property, LLC, a Utah limited liability company as to undivided 40% interest and 995 Lincoln St, LLC a Utah limited liability company as to undivided 30% interest and Darrin, LLC a Utah limited liability company as to undivided 15% interest and IRA TIC 2, LLC a Utah limited liability company as to undivided 10% interest and Homer Private Equity, LLC a Utah limited liability company as to undivided 5% interest, Grantee, of **Salt Lake , Salt Lake** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

PARCEL 1:

A part of Lots 8 and 9, in Block 26, Plat "A" of OGDEN CITY SURVEY:

Beginning at a point 222.78 feet North 89°02' West from the Northeast Corner of said Block 26, and running thence South 0°58' West 118.00 feet; thence South 62°21'40" West 25.06 feet; thence South 0°58' West 36.00 feet; thence North 89°02' West 128.41 feet; thence North 0°58' East 18.00 feet; thence North 89°02' West 23.40 feet; thence North 0°58' East 48.00 feet; thence South 89°02' East 93.81 feet; thence North 0°58' East 100 feet; thence South 89°02' East 80 feet to the place of beginning.

PARCEL 2:

Together with an easement for ingress and egress over and across the following described property: Beginning at a point South 0°58' West 469.0 feet and North 89°02' West 149.50

A.P.N.: 01-022-0032

Special Warranty Deed - continued

File No.: NCS-951631-SLC1
(ami)

feet from the Northeast Corner of said Block 26, and running thence South 0°58' West 198.5 feet to the Northerly side of 25th Street; thence North 89°02' West 20.00 feet along Northerly side of 25th Street; thence North 0°58' East 150.00 feet; thence North 89°02' West 5.50 feet; thence North 0°58' East 130.50 feet; thence North 89°02' West 4.50 feet; thence North 0°58' East 24.00 feet; thence North 56°49'10" West 33.77 feet; thence South 89°02' East 53.07 feet; thence South 0°58' West 124.00 feet; thence South 89°02' East 5.50 feet to the place of beginning.

Also:

Together with a joint-use easement for ingress and egress over and across the following described property: A part of Lots 2, 8, 9 and 10, Block 26, Plat "A" of OGDEN CITY SURVEY:

Beginning 50 feet North 89°02' West from the Northeast Corner of said Block 26, and running thence South 0°58' West 43.00 feet; thence North 89°02' West 142.78 feet; thence South 12°30'30" West 50.00 feet; thence South 0°58' West 38.00 feet; thence South 64°24' West 22.36 feet; thence South 0°58' West 105.60 feet; thence South 89°02' East 2.00 feet; thence South 0°58' West 72.00 feet; thence South 66°23'30" East 71.25 feet; thence North 89°02' West 53.07 feet; thence North 64°49'20" West 40.24 feet; thence North 89°02' West 128.41 feet; thence North 0°58' East 162.50 feet; thence South 89°02' East 20.00 feet; thence South 0°58' West 144.00 feet; thence South 89°02' East 43.75 feet; thence North 0°58' East 144.00 feet; thence South 89°02' East 20.00 feet; thence South 0°58' West 144.00 feet; thence South 89°02' East 44.66 feet; thence North 0°58' East 180.00 feet; thence North 62°21'40" East 25.06 feet; thence North 6°09'40" East 55.23 feet; thence South 89°02' East 4.78 feet; thence North 0°58' East 40.00 feet; thence South 89°02' East 133.00 feet; thence North 0°58' East 23.00 feet to the Southerly side of 24th Street; thence South 89°02' East 30.00 feet to the point of beginning.

Also:

Together with and subject to a joint-use and non-exclusive right to park vehicles on the following described property:

Beginning at a point North 89°02' West 222.78 feet and South 0°58' West 118.00 feet and South 62°21'40" West 25.06 feet and South 0°58' West 36.00 feet from the Northeast Corner of said Block 26, and running thence South 0°58' West 162.50 feet; thence North 89°02' West 151.81 feet; thence North 0°58' East 180.50 feet; thence South 89°02' East 23.40 feet; thence South 0°58' West 18.00 feet; thence South 89°02' East 128.41 feet to the place of beginning. This right to share the use of the above described joint-use parking area is expressly limited to the Grantee, his successors, assigns and his tenants and their successors of the land, building and premises presently known as the Virginia Professional Building, their respective employees and patrons, but limited to 20 spaces in joint-parking area.

Witness, the hand(s) of said Grantor(s), this 9-12-19.

VB Associates, LLC, a Utah limited liability company

By: Vectra Management Group, Inc.,

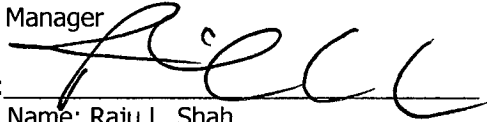
A.P.N.: **01-022-0032**

Special Warranty Deed - continued

File No.: **NCS-951631-SLC1**
(ami)

Its Manager

By:



Name: Raju L. Shah
Title: Managing Director

STATE OF California)
County of Los Angeles)ss.

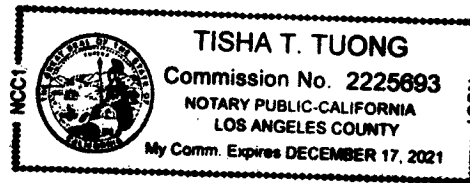
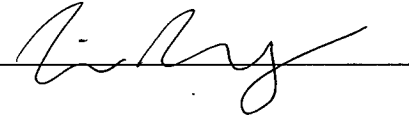
On September 12, 2019, before me, the undersigned Notary Public, personally appeared **Raju L. Shah the Manager of Vectra Management Group, Inc., who is the Managing Director of VB Associates, LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 12/17/2021

Tisha T. Tuong

Notary Public



Send Tax Notices to:

Porter Real Property LLC,
Series F Virginia Bldg
8996 Sackett Drive
Park City, UT 84098



W3207086

WARRANTY DEED

Grantor: PORTER REAL PROPERTY LLC, a Utah limited liability company (the "Grantor") hereby conveys and warrants to Grantee its undivided 40% interest in the following described real estate situated in Weber County, Utah.

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration received from the Grantee.

Grantee: PORTER REAL PROPERTY, LLC, SERIES F VIRGINIA BLDG, a Utah series limited liability company (the "Grantee").


Grantee Address: 8996 Sackett Drive, Park City, UT 84098

Legal Description: Attached as Exhibit "A"

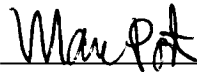
Parcel Number: 01-022-0032

Subject to all easements, restrictions, rights-of-way and reservations of record and those enforceable in law and equity.

Dated December 3, 2021



Dawn Porter, Manager of Porter Real Property LLC

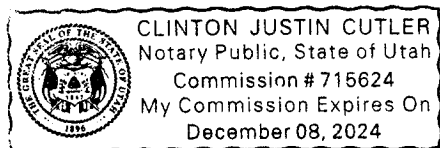


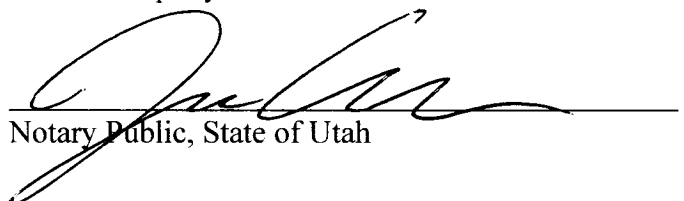
Marc Porter, Manager of Porter Real Property LLC

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on December 3, 2021 by Dawn Porter and Marc Porter, the Managers of Porter Real Property LLC.

(Seal)





Notary Public, State of Utah

EXHIBIT "A"

PART OF LOTS 8 & 9, IN BLOCK 26, PLAT A, OF OGDEN CITY SURVEY: BEGINNING AT A POINT 222.78 FEET NORTH 89°02' WEST FROM THE NORTHEAST CORNER OF SAID BLOCK 26, AND RUNNING THENCE SOUTH 0°58' WEST 118.00 FEET; THENCE SOUTH 62°21'40" WEST 25.06 FEET; THENCE SOUTH 0°58' WEST 36.00 FEET; THENCE NORTH 89°02' WEST 128.41 FEET, THENCE NORTH 0°58' EAST 18.00 FEET, THENCE NORTH 89°02' WEST 23.40 FEET, THENCE NORTH 0°58' EAST 48.00 FEET; THENCE SOUTH 89°02' EAST 93.81 FEET; THENCE NORTH 0°58' EAST 100 FEET; THENCE SOUTH 89°02' EAST 80 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT SOUTH 0°58' WEST 469.0 FEET AND NORTH 89°02' WEST 149.50 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 26, AND RUNNING THENCE SOUTH 0°58' WEST 198.5 FEET TO THE NORTHERLY SIDE OF 25TH STREET; THENCE NORTH 89°02' WEST 20.00 FEET ALONG NORTHERLY SIDE OF 25TH STREET; THENCE NORTH 0°58' EAST 150.00 FEET; THENCE NORTH 89°02' WEST 5.50 FEET; THENCE NORTH 0°58' EAST 130.50 FEET; THENCE NORTH 89°02' WEST 4.50 FEET; THENCE NORTH 0°58' EAST 24.00 FEET; THENCE NORTH 56°49'10" WEST 33.77 FEET; THENCE SOUTH 89°02' EAST 53.07 FEET; THENCE SOUTH 0°58' WEST 124.00 FEET; THENCE SOUTH 89°02' EAST 5.50 FEET TO THE PLACE OF BEGINNING.

ALSO: TOGETHER WITH A JOINT USE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A PART OF LOTS 2, 8, 9 AND 10, BLOCK 26, PLAT A, OF OGDEN CITY SURVEY: BEGINNING 50 FEET NORTH 89°02' WEST FROM THE NORTHEAST CORNER OF SAID BLOCK 26, AND RUNNING THENCE SOUTH 0°58' WEST 43.00 FEET; THENCE NORTH 89°02' WEST 142.78 FEET; THENCE SOUTH 12°30'30" WEST 50.00 FEET; THENCE SOUTH 0°58' WEST 38.00 FEET; THENCE SOUTH 64°24' WEST 22.36 FEET; THENCE SOUTH 0°58' WEST 105.60 FEET; THENCE SOUTH 89°02' EAST 2.00 FEET; THENCE SOUTH 0°58' WEST 72.00 FEET; THENCE SOUTH 66°23'30" EAST 71.25 FEET; THENCE NORTH 89°02' WEST 53.07 FEET; THENCE NORTH 64°49'20" WEST 40.24 FEET; THENCE NORTH 89°02' WEST 128.41 FEET; THENCE NORTH 0°58' EAST 162.50 FEET; THENCE SOUTH 89°02' EAST 20.00 FEET; THENCE SOUTH 0°58' WEST 144.00 FEET; THENCE SOUTH 89°02' EAST 43.75 FEET; THENCE NORTH 0°58' WEST 144.00 FEET; THENCE SOUTH 89°02' EAST 20.00 FEET; THENCE SOUTH 0°58' WEST 144.00 FEET; THENCE SOUTH 89°02' EAST 44.66 FEET; THENCE NORTH 0°58' EAST 180.00 FEET; THENCE NORTH 62°21'40" EAST 25.06 FEET; THENCE NORTH 6°09'40" EAST 55.23 FEET; THENCE SOUTH 89°02' EAST 4.78 FEET; THENCE NORTH 0°58' EAST 40.00 FEET; THENCE SOUTH 89°02' EAST 133.00 FEET; THENCE NORTH 0°58' EAST 23.00 FEET TO THE SOUTHERLY SIDE OF 24TH STREET; THENCE SOUTH 89°02' EAST 30.00 FEET TO THE POINT OF BEGINNING.

ALSO: TOGETHER WITH AND SUBJECT TO A JOINT USE AND NONEXCLUSIVE RIGHT TO PARK VEHICLES ON THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 89°02' WEST 222.78 FEET AND SOUTH 0°58' WEST 118.00 FEET AND SOUTH 62°21'40" WEST 25.06 FEET AND SOUTH 0°58' WEST 36.00 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 26, AND RUNNING THENCE SOUTH 0°58' WEST 162.50 FEET; THENCE NORTH 89°02' WEST 151.81 FEET; THENCE NORTH 0°58' EAST 180.50 FEET; THENCE SOUTH 89°02' EAST 23.40 FEET; THENCE SOUTH 0°58' WEST 18.00 FEET; THENCE SOUTH 89°02' EAST 128.41 FEET TO THE PLACE OF BEGINNING. THIS RIGHT TO SHARE THE USE OF THE ABOVE-DESCRIBED JOINT USE PARKING AREA IS EXPRESSLY LIMITED TO THE GRANTEE, HIS SUCCESSORS, ASSIGNS AND HIS TENANTS AND THEIR SUCCESSORS OF THE LAND, BUILDING AND PREMISES PRESENTLY KNOWN AS VIRGINIA PROFESSIONAL BUILDING, THEIR RESPECTIVE EMPLOYEES AND PARTONS, BUT LIMITED TO 20 SPACES IN JOINT PARKING AREA.

Tax Parcel No.: 01-022-0032