

WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:

1000 E. Sugarhouse Apartments, LLC
3021 Citrus Circle, Suite 130
Walnut Creek, California 94598
Attn: Chuck Bond and Evan Hyde

14040254 B: 11384 P: 5976 Total Pages: 3
11/09/2022 11:26 AM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY INC
1996 E 6400 S STE 120MURRAY, UT 841212162

Tax Parcel Nos. 16-20-136-006 and 16-20-136-005

CT-1621469-MCF

(Space Above For Recorder's Use)

WARRANTY DEED

PRINCIPAL DEVELOPMENT LLC, a Wyoming limited liability company, f.k.a. PRINCIPAL DEVELOPMENT LLC, a Nevada limited liability company, JOHN CLAYTON, and individual and FIRST EQUITY HOLDINGS CORP., a Delaware corporation, as successor in interest to MP VENTURES, L.C., a dissolved Utah limited liability company, with their principal offices at [2157 Lincoln Street, Salt Lake City, Utah] (jointly and severally, individually and collectively, the "**Grantor**"), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, TO **1000 E SUGARHOUSE APARTMENTS, LLC**, a Delaware limited liability company, with an office at 3021 Citrus Circle, Suite 130, Walnut Creek, California 94598 ("**Grantee**"), for the sum of Ten Dollars and other good and valuable consideration the tract of land in Salt Lake County, State of Utah described on Exhibit A attached hereto:

See Exhibit A

With warranty covenants, subject to easements, restrictions and rights of way appearing of record or enforceable in law or equity and general property taxes for the year 2022 and thereafter.

Grantors do further convey to Grantee any water rights that are appurtenant to the foregoing land.

The signatories who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the members of the Grantors by unanimous consents or at lawful meetings duly held and attended by a quorum.

[signature page follows]

This Warranty Deed is executed this November 8, 2022.

GRANTOR:

PRINCIPAL DEVELOPMENT LLC,
a Wyoming limited liability company
fka Principal Development LLC, a Nevada limited
liability company

By: [Signature]
Name: John Clayton
Title: MANAGING MEMBER

MP VENTURES, L.C.,
a dissolved Utah limited liability company

By: [Signature]
Name: John Clayton
Title: Member

FIRST EQUITY HOLDINGS CORP.,
a Delaware corporation

By: [Signature]
Name: John Clayton
Title: PRESIDENT

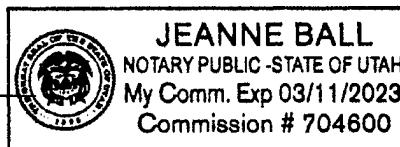
[Signature]
JOHN CLAYTON, an individual

State of Utah)
County of Salt Lake)

On this 8th day of November, in the year 2022, before me, Jeanne Ball a
notary date month year notary public name public, personally appeared
John Clayton, proved on the basis of satisfactory name of document
signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and
acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Jeanne Ball
(notary signature)
(seal)



SIGNATURE PAGE TO WARRANTY DEED

DCP - Elm-Lincoln - Warranty Deed

FINAL (10-31-22)(2809475.4).docx

#2809475v4

Exhibit A

Legal Description

PARCEL 1:

Lots 1 through 8, inclusive, Block 3, GENEVA PLACE, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

PARCEL 2:

Lots 9, 10, 11 and 12, Block 3, GENEVA PLACE, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.