

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
CTIA NO. 158201-CAF

Tax Parcel No. 16-20-136-010, 16-20-136-011, 16-20-136-012,
16-20-136-013

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

DEVLIN ENTERPRISES, INCORPORATED, a Utah corporation ("Grantor"), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to 1000 E SUGARHOUSE APARTMENTS, LLC, a Delaware limited liability company ("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"

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.

Grantor further conveys 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 Grantor by unanimous consents or at lawful meetings duly held and attended by a quorum.

[SIGNATURE PAGE FOLLOWS]

Effective this July 13, 2022.

GRANTOR:

DEVLIN ENTERPRISES, INCORPORATED,
a Utah corporation

By: 

Name: Robert J. Devlin

Title: President

[ACKNOWLEDGEMENT PAGE FOLLOWS]

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF UTAH)
COUNTY OF SALT LAKE)
) ss

On JULY 13, 2022, before me, TYLER JOHN MOSS, a Notary Public, personally appeared ROBERT J. DEVLIN, who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of UTAH that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

~~Notary Public~~

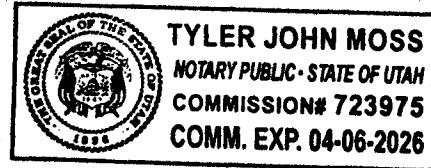


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

All of Lots 31 and 32, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

PARCEL 2:

All of Lots 33 and 34, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

PARCEL 3:

All of Lots 35, 36, 37 and 38, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

PARCEL 4:

All of Lots 39 and 40, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

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-161469 - 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.

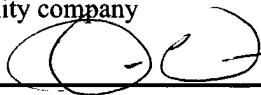
The signatories who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the members of the Grantors by unanimous consents or at lawful meetings duly held and attended by a quorum.

[signature page follows]

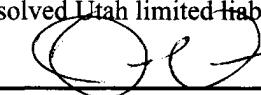
This Warranty Deed is executed this November 8, 2022.

GRANTOR:

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

By: 
Name: John Clayton
Title: MANAGING MEMBER

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

By: 
Name: John Clayton
Title: Manager

FIRST EQUITY HOLDINGS CORP.,
a Delaware corporation

By: 
Name: John Clayton
Title: PRESIDENT


JOHN CLAYTON, an individual

State of Utah)
)
County of Salt Lake)

On this 8th day of November, in the year 2022, before me, John Clayton 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)

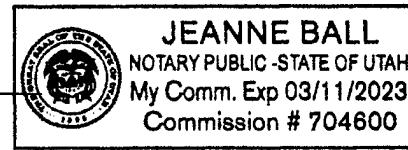


Exhibit A

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.

Mail Recorded Deed & Tax Notice To:
1000 E Sugarhouse Apartments, LLC, a Delaware limited liability company
3021 Citrus Circle, Suite 130
Walnut Creek, CA 94598



File No.: 196517-CAF

SPECIAL WARRANTY DEED

1000 E Sugarhouse Apartments, LLC, a Delaware limited liability company,

GRANTOR(S), of Walnut Creek, State of California, hereby conveys and warrants against all who claim by, through, or under the grantor to

1000 E Sugarhouse Apartments, LLC, a Delaware limited liability company,

GRANTEE(S), of Walnut Creek, State of California

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-20-136-005, 16-20-136-006, 16-20-136-010, 16-20-136-011, 16-20-136-012 and 16-20-136-013 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2026 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

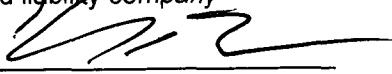
The purpose of this deed is to consolidate subdivision lots located within the Geneva Place Subdivision into one combined legal description. Consolidation approval provided in Findings and Order document recorded November 21, 2025 as Entry No. 14466714 in Book 11618 at Page 8402.

[Signature on following page]

14485529 B: 11629 P: 8439 Total Pages: 5
01/07/2026 01:55 PM By: tpham Fees: \$66.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Dated this _____

1000 E Sugarhouse Apartments, LLC, a
Delaware limited liability company

BY: 

Chuck Bond
Authorized Signatory

STATE OF _____

COUNTY OF _____

On this _____, before me, personally appeared Chuck Bond, proved on the
basis of satisfactory evidence to be the person whose name is subscribed to this document, and
acknowledged before me that he/she/they executed the same on behalf of 1000 E Sugarhouse
Apartments, LLC, a Delaware limited liability company.

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

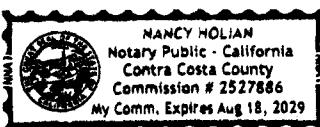
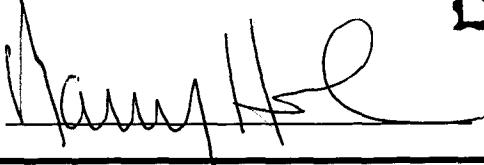
On January 6, 2026 before me, Nancy Holian, notary public
(insert name and title of the officer)

personally appeared Charles C. Bond III Chuck Bond,
who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

EXHIBIT A

CURRENT LEGAL DESCRIPTIONS

Tax Id No. 16-20-136-005

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.

Tax Id No. 16-20-136-006

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

Tax Id No. 16-20-136-010

All of Lots 31 and 32, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

Tax Id No. 16-20-136-011

All of Lots 33 and 34, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

Tax Id No. 16-20-136-012

All of Lots 35, 36, 37 and 38, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

Tax Id No. 16-20-136-13

All of Lots 39 and 40, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

APPROVED CONSOLIDATED LEGAL DESCRIPTION

A parcel of land lying and situate in the Northwest Quarter of Section 20, Township 1 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the northwest corner of Lot 12, Block 3, GENEVA PLACE, according to the official plat hereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90, said point of beginning also being on the East right-of-way line of Lincoln Street, said point of beginning also being 367.98 feet South 89°58'51" East and 232.84 feet South 00°21'33" West and 33.00 feet South 89°38'27" East from the street monument at the intersection of 900 East Street and 2100 South Street and running thence, along the North line of said Lot 12, South 89°44'47" East 152.67 feet; thence South 00°21'33" West 50.00 feet to the Northwest corner of Lot 31, Block 3, of said GENEVA PLACE; thence along the North line of said Lot 31, South 89°44'47" East 152.67 feet to the West right-of-way of 1000 East Street; thence, along the said West right-of-way line of 1000 East Street, South 00°21'33" West 250.00 feet to the North right-of-way line of Elm Street; thence, along said North right-of-way of Elm Street, North 89°44'47" West 305.33 feet to the aforesaid East right-of-way of Lincoln Street; thence, along said East right-of-way of Lincoln Street, North 00°21'33" East 300.00 feet to the Point of Beginning.