

WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:

WT Residential Property Owner, LLC
c/o Unique Investment Corporation
7028 Kearny Drive
Huntington Beach, California 92648

Serial No. 68:072:0002

162294-BHP

SPECIAL WARRANTY DEED

MRP PAYSON, LLC, a Utah limited liability company, Grantor, of Park City, Utah, hereby conveys and warrants against all persons and entities claiming by, through, or under it to WT RESIDENTIAL PROPERTY OWNER, LLC, a Texas limited liability company, Grantee, of 7028 Kearny Drive, Huntington Beach, California 92648, the following described real property which is located Utah County, Utah, and is more particularly described as follows ("Property"):

See the attached Exhibit A, which is incorporated herein;

Subject only to those permitted exceptions set forth on Exhibit B attached hereto.

Dated as of the 22 day of February 2023.

MRP PAYSON, LLC,
a Utah limited liability company

By: [Signature]
Name: Matthew D. McWhirter
Title: Manager

State of Utah)
 :SS
County of SALT LAKE)

The foregoing instrument was acknowledged before me this 22 day of February 2023, by Matthew D. McWhirter, the Manager of MRP Payson, LLC, a Utah limited liability company, on behalf of said limited liability company.

[Signature]
Notary Public
Residing at: Salt Lake

My commission expires:
11.18.2023

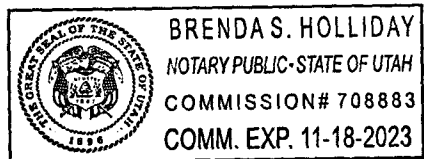


EXHIBIT A

Legal Description of the Property

The "Property" referred to on the foregoing Special Warranty Deed is located in Utah County, State of Utah, and is more particularly described as follows:

PARCEL 1:

Lot 1B, HENLINE PLAT "C" AMENDED SUBDIVISION, according to the official plat thereof recorded August 22, 2022 as Entry No. 93086:2022 in the office of the Utah County Recorder.

PARCEL 2:

Non-exclusive easements for vehicular access, pedestrian access, utilities, and stormwater, appurtenant to Parcel 1, as defined and disclosed in that certain Declaration of Reciprocal Easements recorded August 25, 2022 as Entry No. 94491:2022 in the office of the Utah County Recorder, which Declaration was amended by that certain First Amendment to Declaration of Reciprocal Easements recorded September 26, 2022 as Entry No. 104042:2022 in the office of the Utah County Recorder.

EXHIBIT BPermitted Exceptions

1. Taxes for the year 2023, now a lien, not yet due and payable.
2. Charges and assessments of Payson City, Central Utah Water Conservancy, Wasatch Behavioral Health Special Service District, South Utah Valley Animal Special Service District, Utah Valley Dispatch Special Service District.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not shown by the public records or listed in this Exhibit B.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. The recorded plat for Henline Plat "C" Amended Subdivision, recorded August 22, 2022 as Entry No. 93086:2022.
6. Reciprocal Easement and Parking Agreement recorded September 3, 2010 as Entry No. 75047:2010.
7. Water Dedication Agreement recorded September 10, 2013 as Entry No. 86583:2013.
8. Reciprocal Cross Access Easement recorded March 25, 2014 as Entry No. 19478:2014.
9. Grant of Sewer Easement dated March 7, 2014 and recorded March 25, 2014, as Entry No. 19479:2014.
10. Declaration of Reciprocal Easements recorded August 25, 2022 as Entry No. 94491:2022, as amended by that certain First Amendment to Declaration of Reciprocal Easements recorded September 26, 2022 as Entry No. 104042:2022.
11. The rights of BB Holdings UT, LLC, an Oregon limited liability company, as tenant only, without any options to purchase or rights of first refusal to purchase, in possession of Parcel 1 of the real property pursuant to that certain unrecorded Commercial Ground Lease dated November 16, 2021 (as heretofore amended).
12. Matters disclosed on that certain survey prepared by McNeil Engineering, having been certified under the date of September 29, 2022, as Project No. 21266, by David B. Draper, a professional land surveyor holding License No. 6861599.