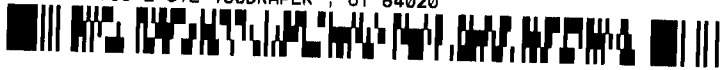


Send Tax Notices to:

Porter Real Property LLC,
Series B Spencer Court
8996 Sackett Drive
Park City, UT 84098



WARRANTY DEED

Grantor: PORTER REAL PROPERTY, LLC, a Utah limited liability company (the "Grantor") hereby conveys and warrants to Grantee (below) the following described real estate situated in Salt Lake County, Utah.

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

Grantee: PORTER REAL PROPERTY, LLC, SERIES B SPENCER COURT, a Utah series limited liability company (the "Grantee").

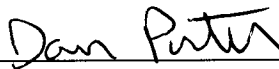
Grantee Address: 8996 Sackett Drive, Park City, UT 84098

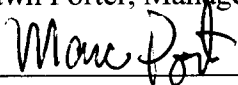
Legal Description: Attached as Exhibit "A"

Parcel Numbers: 09-31-333-007, 09-31-333-008, and 09-31-333-001

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

Dated December 3, 2021



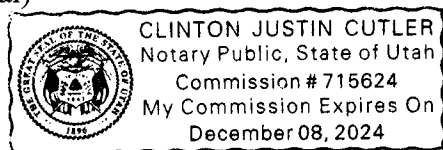
Dawn Porter, Manager of Porter Real Property, LLC



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"

The land referred to herein is situated in the County of Salt Lake, State of Utah, and is described as follows:

Parcel 1:

Beginning 60 feet East of the Northwest corner of Lot 3, Block 70, Plat "D", SALT LAKE CITY SURVEY, and running thence South 33 feet, thence West 101.5 feet, thence North 33 feet, thence East 101.5 feet to the point of beginning.

Parcel 2:

Beginning North 0°00'24" West along the West line of Block 70, Plat "D", SALT LAKE CITY SURVEY, 33 feet and North 89°54'56" West 41.5 feet from the Southwest corner of Lot 3 of said Block 70, and running thence North 0°00'24" West 99.00 feet, thence South 89°54'56" East 101.50 feet, thence South 0°00'24" East 99.00 feet, thence North 89°54'56" West 101.50 feet to the point of beginning.

Parcel 3:

Beginning North 0°00'24" West 330.00 feet along the West line of Block 70, Plat "D", SALT LAKE CITY SURVEY and North 89°54'56" West 51.50 feet from the Southwest corner of said Block 70, said beginning point being also North 89°54'56" West 51.50 feet from the Northwest corner of Lot 3 of said Block 70, and running thence South 0°00'24" East 132.00 feet, thence North 89°54'56" West 123.75 feet, thence North 26°35'26" East 147.50 feet, thence South 89°54'56" East 57.71 feet to the point of beginning.

Tax Parcel Nos.: 09-31-333-007, 09-31-333-008, and 09-31-333-001