For good and other valuable consideration, NICHOLAS SPENCER, and KIMBERLY SPENCER, husband and wife, do hereby convey and warrant all their interest in and to the following described real property in the County of Washington, State of Whah to:

> SPENCER'S BLACK PEARL, LLC (a Utah Limited Liability Company)

SEE LEGAL DESCRIPTION ON EXHIBIT A, ATTACHED HERETO.

Date: Mar 25, 2022		
NICON MEDICINE IN THE CONTROL OF THE	King & Spince	
NICHOLAS SPENCER, husband, Grantor STATE OF UTAH	KIMBERLY SPIENCER, wife, Grantor)n.
The foregoing instrument was acknowledged	SS) d before me this Walk ch 25	

2022 by NICHOLAS SPENCER and KIMBERLY SPENCER.

KAMI PALMER Notacy Public - State of Utah Comm. No. 707761 Commission Expires on Sep 21, 2023

This instrument has been prepared by Jones Waldo Holbrook & McDonough PC solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.

74200271 Page 2 of 2 20220027167 05/19/2022 10:43:29 AM Washington County Exhibit A **Warranty Deed** UNIT 107, IN BUILDING 15, CONTAINED WITHIN THE BLACKROCK CONDOMINIUMS AT STONEBRIDGE PHASE 2, A CONDOMINUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON APRIL 3, 2000 IN WASHINGTON COUNTY, AS ENTRY NO. 881007, IN BOOK 1364 AT PAGE 2362 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN WASHINGTON COUNTY (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES. AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION