

WHEN RECORDED MAIL TO:
TNU PROPERTIES, LLC
C/O BILL STEVENS
594 EAST 3725 NORTH
OGDEN, UT 84414



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF PHILLIPS-HANSEN LAND TITLE COMPANY ORDER # PH 14924
MAIL TAX NOTICE TO: TNU PROPERTIES, LLC, C/O BILL STEVENS
594 EAST 3725 NORTH, OGDEN, UT 84414

WARRANTY DEED

WILLIAM (BENSON) ASTLE AND PEGGY D. ASTLE, AS TRUSTEES PURSUANT TO THE REVOCABLE TRUST AGREEMENT OF THE ASTLE FAMILY TRUST, DATED THE 18TH DAY OF APRIL, 2018

GRANTORS

OF BRIGHAM CITY, COUNTY OF BOX ELDER, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

TNU PROPERTIES, LLC

GRANTEE

OF SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN BOX ELDER COUNTY, STATE OF UTAH:

(03-108-0074)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2019 AND THEREAFTER.

WITNESS, THE HANDS OF SAID GRANTORS, THIS 10TH DAY OF OCTOBER, 2019.

WILLIAM (BENSON) ASTLE, TRUSTEE

PEGGY D. ASTLE, TRUSTEE

STATE OF UTAH

COUNTY OF BOX ELDER

On the 10th day of October, 2019, personally appear before me WILLIAM (BENSON) ASTLE AND PEGGY D. ASTLE who being by me duly sworn did say that they are the Trustees pursuant to the Revocable Trust Agreement of the ASTLE FAMILY TRUST, dated the 18th day of April, 2018 and that the within and foregoing instrument was signed in behalf of said TRUST by authority granted in the Trust Agreement and said WILLIAM (BENSON) ASTLE AND PEGGY D. ASTLE acknowledged that said TRUST executed the same.

Notary Public

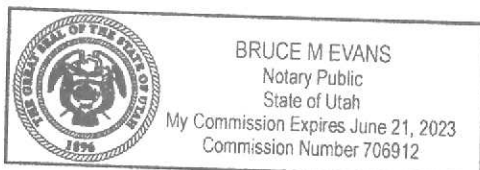


EXHIBIT "A"

03-108-0099

A tract of land located in the Southeast Quarter of Section 15, Township 9 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 89°54'19" East as determined by GPS observations utilizing Leica Control Network between the monumented location of the Southwest corner (having record and measured NAD83 Lambert State Plane Coordinates of N=3709987.3701 E=1485917.2927 U.S.ft Utah North Zone) and the South Quarter corner ((having record and measured NAD83 Lambert State Plane Coordinates of N=3709982.981 E=1488554.9216 U.S.ft Utah North Zone) being described as follows:

BEGINNING at a fence post being located 876.70 feet North 00°04'56" West and 29.46 feet South 89°55'04" West FROM the monumented Southeast corner of said Section 15 (said point being on the west right of way line of 1200 West Street and said Southeast corner having record Lambert State Plane Coordinates of N=3709978.5617 E=1491232.2959 U.S.ft Utah North Zone);

RUNNING thence North 89°29'55" West 2640 feet to the north-south quarter section line, said point being evidenced by an existing fence post;

Thence North 00°16'57" East 498.90 feet, along or near an existing fence line to a fence post;

Thence South 89°30'03" East 2640.00 feet along or near an existing fence line, to a fence post representing the west right of way line of 1200 West Street;

Thence South 00°16'57" West 499.00 feet, along the west boundary of said 1200 West Street as described by Warranty Deed recorded as Entry number 297293 Bk 1143 Pg 1192 on 11/30/2010, to the point of beginning.

AS PER A LANDMARK SURVEYING INC., SURVEY NUMBER 3968

TOGETHER WITH WATER RIGHT NUMBER 29-2919.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: WILLIAM (BENSON) ASTLE AND PEGGY D. ASTLE, AS TRUSTEES PURSUANT TO THE REVOCABLE TRUST AGREEMENT OF THE ASTLE FAMILY TRUST, DATED THE 18TH DAY OF APRIL, 2018
 Grantee: TNU PROPERTIES, LLC
 Tax ID Number(s): 03-108-0074

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- | | |
|---|----------------------|
| 1 <input checked="" type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. | Proceed to Section A |
| 2 <input type="checkbox"/> Only a portion of Grantor's water rights are being conveyed. | B |
| <small>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)</small> | |
| 3 <input type="checkbox"/> No water rights are being conveyed. | C |
| 4 <input type="checkbox"/> Water rights are being conveyed by separate deed. | C |

Important Notes
(see other side)

Section

A	The water right(s) being conveyed include Water Right No(s). <u>29-2919</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____. <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____. Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5 N5 N2
C	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 N10
Attach and sign additional copies of this form if more space is needed.		

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: W.B. Astle trustee Peggy D. Astle trustee
 Grantee's Acknowledgment of Receipt: _____
 Grantee's Mailing Address: 594 EAST 3725 NORTH, OGDEN, UTAH 84414

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS