

WHEN RECORDED, MAIL TO:

Intermountain Farmers Association
Attn: Craig Sellers
1147 West 2100 South
Salt Lake City, UT 84119

Entry #: 00217004 B: 713 P: 300

11/24/2021 03:58 PM

Page: 1 of 4

FEE: \$40.00 BY: OLD REPUBLIC TITLE (COMMERCIAL)

Sierra Dickens, Millard County Recorder

Tax Parcel No. D-3866-1, D-3864-7,
D-3864-8, D-3864-9

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BULLDOG CONSTRUCTION, LLC, a Utah limited liability company (“**Grantor**”), of 1500 W 3500 S, PO Box 762, Delta, UT 84624, hereby conveys and warrants against all who claim by, through, or under the Grantor to INTERMOUNTAIN FARMERS ASSOCIATION, a Utah corporation (“**Grantee**”), of 1147 West 2100 South, Salt Lake City, UT 84119, all right, title and interest in and to the real property located in Millard County, Utah, and described as follows:

See attached Exhibit A, incorporated by reference to this document (the “**Property**”).

SUBJECT TO the lien for general taxes and assessments not yet due and payable, and subject to all easements, claims of easements, rights-of-way, zoning regulations, matters which would be disclosed by a proper inspection or survey, and all other matters appearing of record.

[Signature to Follow]

EXHIBIT A

(Property Legal Description)

Real property located in Millard County, Utah described as follows:

Parcel 1:

BEGINNING AT A POINT LOCATED NORTH 88°52'77" EAST 413.97 FEET, MORE OR LESS, ALONG THE QUARTER SECTION LINE (SAID POINT BEING ON THE QUARTER SECTION LINE AND 150 FEET PERPENDICULAR TO THE UNION PACIFIC RAILROAD MAIN LINE TRACT) AND SOUTH 29°05'55" WEST 467.92 FEET, MORE OR LESS, ALONG A LINE 150 FEET IN DISTANCE AND PARALLEL TO THE SAID RAILROAD MAIN LINE TRACT AND SOUTH 60°90'49" EAST 290.43 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY LINE OF THE NORTHRUP KING CO. PROPERTY, FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 17 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 29°01'58" WEST 247.82 FEET, MORE OR LESS; THENCE SOUTH 61°16'23" EAST 141.0 FEET, MORE OR LESS; THENCE SOUTH 29°09'25" WEST 125 FEET, MORE OR LESS, ALONG THE CENTER OF A RAILROAD SPUR LINE; THENCE SOUTH 66°02'09" EAST 106.05 FEET, MORE OR LESS; THENCE EAST 182.29 FEET, MORE OR LESS; THENCE NORTH 436.63 FEET, MORE OR LESS; THENCE NORTH 08°59'00" EAST 24.03 FEET, MORE OR LESS; THENCE NORTH 15°31'00" WEST 111 FEET, MORE OR LESS, TO THE CENTER LINE OF THE RAILROAD SPUR; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID RAILROAD SPUR TO A POINT SOUTH 60°09'49" EAST 141 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE NORTH 60°09'49" WEST 141 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS: .09 ACRES FOR A COUNTY ROAD. BEING MORE PARTICULARLY DESCRIBED AS: A PUBLIC ROADWAY 60 FEET IN WIDTH, 30 FEET ON EITHER SIDE OF A CENTERLINE GENERALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 17 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 12°56'22" EAST A DISTANCE OF 1738.34 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°10'29" AN ARC DISTANCE OF 327.89 FEET, A RADIUS OF 492.13 FEET AND A CHORD BEARING OF SOUTH 83°46'37" EAST WITH A DISTANCE OF 321.86 FEET TO A POINT; THENCE NORTH 77°08'09" EAST A DISTANCE OF 107.94 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°54'48" AN ARC DISTANCE OF 213.99 FEET, A RADIUS OF 492.13 FEET AND A CHORD BEARING OF NORTH 89°35'33" EAST WITH A DISTANCE OF 212.31 FEET TO A POINT.

Parcel 2:

BEGINNING AT A POINT EAST 108.82 FEET AND SOUTH 60°30' EAST 66.42 FEET FROM THE SOUTHWEST CORNER OF LOT 6, SECTION 6, TOWNSHIP 17 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 60°30' EAST 207.90 FEET TO THE WEST BOUNDARY OF AN EXISTING COUNTY ROAD; THENCE NORTH 29°38'32" EAST 382.84 FEET ALONG THE WEST BOUNDARY OF THE EXISTING COUNTY ROAD TO THE SOUTH BOUNDARY OF DELTA CITY PROPERTY; THENCE WEST 70.34 FEET TO THE SOUTHWEST CORNER OF DELTA CITY PROPERTY; THENCE NORTH 96.64 FEET ALONG THE WEST BOUNDARY OF DELTA CITY PROPERTY TO THE SOUTH RIGHT OF WAY BOUNDARY OF AN EXISTING COUNTY ROAD; THENCE NORTH 66°57' WEST 36.82 FEET ALONG THE SOUTH BOUNDARY OF THE EXISTING COUNTY ROAD TO A POINT OF CURVE TO THE RIGHT WITH A RADIUS OF 794.50 FEET THRU A CENTRAL ANGLE OF 04°30'28"; THENCE ALONG SAID CURVE A DISTANCE OF 62.49 FEET TO THE EAST RIGHT OF WAY BOUNDARY OF A

UNION PACIFIC RAILROAD SPUR; THENCE SOUTH 29°38'32" WEST 423.83 FEET ALONG THE EAST RIGHT OF WAY BOUNDARY OF THE UNION PACIFIC RAILROAD SPUR TO THE POINT OF BEGINNING.

Parcel 3:

BEGINNING AT A POINT EAST 108.82 FEET FROM THE SOUTHWEST CORNER OF LOT 6, SECTION 6, TOWNSHIP 17 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 60°30' WEST 76.91 FEET MORE OR LESS; THENCE NORTH 29°20'58" EAST 246.24 FEET; THENCE NORTH 60°39'02" WEST 96 FEET; THENCE NORTH 29°20'58" EAST 177.69 FEET TO THE SOUTH RIGHT OF WAY BOUNDARY OF AN EXISTING COUNTY ROAD; THENCE SOUTH 60°28' EAST 209.53 FEET ALONG THE SOUTH BOUNDARY OF THE EXISTING COUNTY ROAD TO THE WEST RIGHT OF WAY BOUNDARY OF A UNION PACIFIC RAILROAD SPUR; THENCE SOUTH 29°38'32" WEST 423.39 FEET ALONG THE WEST RIGHT OF WAY BOUNDARY OF THE UNION PACIFIC RAILROAD SPUR; THENCE NORTH 60°30' WEST 34.02 FEET TO THE POINT OF BEGINNING.

Parcel 4:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 17 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°29'17" EAST ALONG THE SECTION LINE, A DISTANCE OF 1792.28 FEET; THENCE SOUTH 89°30'43" EAST, A DISTANCE OF 264.48 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 29°29'45" EAST 111.07 FEET; THENCE SOUTH 60°48'56" EAST 141.00 FEET; THENCE SOUTH 29°36'52" WEST 111.31 FEET; THENCE NORTH 60°43'00" WEST 140.77 FEET TO THE POINT OF BEGINNING.