

When Recorded, Return to:
Salem Farms Holding Company, LLC
Attention: Christian K. Gardner
201 S. Main Street, Suite 2000
Salt Lake City, Utah 84111

Parcel Nos.: (See Exhibit A)

(Space above for Recorder's use only)

QUITCLAIM DEED

BRIGHAM YOUNG UNIVERSITY, a Utah nonprofit corporation, whose address is A153 ASB, Provo, Utah 86602 ("Grantor"), hereby conveys and QUITCLAIMS to SALEM FARMS HOLDING COMPANY, LLC, a Utah limited liability company, whose address is 201 S. Main Street, Suite 2000, Salt Lake City, Utah 84111 ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tract of real property (the "Property") situated in Utah County, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use and benefit of Grantee, and Grantee's successors and assigns, forever.

GRANTOR SPECIFICALLY RESERVES, excepts and retains the Mineral Rights appurtenant to the Property. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the Property, all of the following—minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate of the Property, Grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved, and Grantor also excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance. Notwithstanding Grantor's reservation, exception and retention of the Mineral Rights appurtenant to the Property, Grantor, on its own behalf and on behalf of its successors, transferees, assignees and/or lessees, hereby expressly releases and waives all rights of ingress and egress and all other rights of every kind and character whatsoever to enter upon or otherwise utilize all or any portion of the surface of the Property or any area below the surface of the Property to a depth of 500 feet in the exploration, drilling, or production of the Mineral Rights.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building locations, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity.

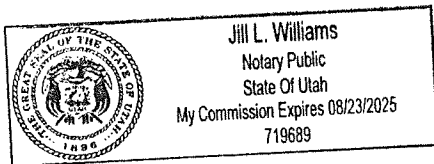
WITNESS the hand of said Grantor, this 28th day of February, 2022.

GRANTOR: BRIGHAM YOUNG UNIVERSITY,
a Utah nonprofit corporation

By: Kevin Worthen
Name: Kevin J Worthen
Title: President

STATE OF UTAH)
COUNTY OF Utah) :ss

On this 28 day of February, in the year 2022, personally appeared before me Kevin J Worthen, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that he is the President of BRIGHAM YOUNG UNIVERSITY, a Utah nonprofit corporation, and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, and said Kevin J Worthen acknowledged to me that said Corporation executed the same.



Jill L. Williams
Notary Public

Exhibit A**(Legal description of the Property)**

A PORTION OF SECTION 5, AND A PORTION OF THE EAST HALF OF SECTION 6, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N88°47'12"E ALONG THE SECTION LINE 33.00 FEET; THENCE N0°22'15"W (ALONG A LINE PARALLEL WITH AND 33.00 FEET PERPENDICULARLY DISTANCE EAST FROM THE QUARTER SECTION LINE) 2666.67 FEET TO THE QUARTER SECTION LINE; THENCE S89°11'13"W ALONG THE QUARTER SECTION LINE 33.00 FEET TO THE CENTER OF SECTION 6; THENCE N0°22'15"W ALONG THE QUARTER SECTION LINE 660.01 FEET; THENCE EAST 33.00 FEET; THENCE N0°22'15"W (ALONG A LINE PARALLEL WITH AND 33.00 FEET PERPENDICULARLY DISTANCE EAST FROM THE QUARTER SECTION LINE) 660.63 FEET TO THE SOUTH LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AGREEMENT THE FOLLOWING FOUR (4) COURSES: N89°09'38"E 666.07 FEET; THENCE N0°33'37"W 695.82 FEET; THENCE N0°54'23"W 406.38 FEET; THENCE N0°10'46"W 206.48 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET ALSO BEING THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 782:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE N88°55'00"E ALONG SAID REAL PROPERTY 360.63 FEET TO A FENCE CORNER; THENCE ALONG AN EXISTING FENCE THE FOLLOWING THREE (3) COURSES: S0°30'39"E 603.58 FEET; THENCE N89°06'34"E 298.48 FEET; THENCE N0°39'04"W 605.35 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET, BEING 16.50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6; THENCE N89°14'02"E (ALONG A LINE PARALLEL WITH AND 16.5 FEET PERPENDICULARLY DISTANCE SOUTH FROM SAID SECTION LINE) 1300.34 FEET TO A POINT WHICH LIES 16.50 FEET WEST OF THE EAST LINE OF SAID SECTION 6; THENCE S0°24'27"E (ALONG A LINE PARALLEL WITH AND 16.50 FEET PERPENDICULARLY DISTANCE WEST FROM SAID SECTION LINE) 1315.79 FEET; THENCE N89°14'15"E 16.50 FEET TO THE EAST LINE OF SAID SECTION 6; THENCE N0°24'27"W ALONG THE SECTION LINE 1332.29 FEET TO THE NORTHEAST CORNER SAID SECTION 6; THENCE N89°09'50"E ALONG THE SECTION LINE 2662.93 FEET TO THE NORTH QUARTER CORNER OF SECTION 5; THENCE N89°08'08"E ALONG THE SECTION LINE 2611.44 FEET TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL DESCRIBED IN ENTRY NO. 3477:1910 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID CANAL THE FOLLOWING EIGHT (8) COURSES: S40°05'30"W 436.46 FEET; THENCE ALONG THE ARC OF A 386.57 FOOT RADIUS CURVE TO THE LEFT 199.94 FEET THROUGH A CENTRAL ANGLE OF 29°38'01" (CHORD: S25°16'30"W 197.71 FEET); THENCE ALONG THE ARC OF A 105.49 FOOT

RADIUS CURVE TO THE RIGHT 47.69 FEET THROUGH A CENTRAL ANGLE OF 25°54'01" (CHORD: S23°24'30"W 47.28 FEET); THENCE S36°21'30"W 553.05 FEET; THENCE ALONG THE ARC OF A 2.57 FOOT RADIUS CURVE TO THE RIGHT 0.77 FEET THROUGH A CENTRAL ANGLE OF 17°16'00" (CHORD: S44°59'30"W 0.77 FEET); THENCE S53°37'30"W 64.71 FEET; THENCE ALONG THE ARC OF A 386.57 FOOT RADIUS CURVE TO THE LEFT 93.84 FEET THROUGH A CENTRAL ANGLE OF 13°54'30" (CHORD: S46°40'15"W 93.61 FEET); THENCE S39°43'00"W 328.60 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG SAID NORTH LINE 227.54 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S0°40'10"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1341.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S0°39'59"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2706.37 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S89°22'17"W ALONG THE SECTION LINE 1314.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE N0°13'24"E ALONG THE QUARTER SECTION LINE 2265.09 FEET TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES: SOUTHWESTERLY ALONG THE ARC OF A 291.12 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S33°35'01"E) 141.67 FEET THROUGH A CENTRAL ANGLE OF 27°52'57" (CHORD: S42°28'31"W 140.28 FEET) THENCE S28°32'03"W 97.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 195.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S11°25'57"E) 98.15 FEET THROUGH A CENTRAL ANGLE OF 28°50'16" (CHORD: S64°08'55"W 97.11 FEET) TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 12055:2018 BEING MORE PARTICULARLY DEFINED ON THAT RECORD OF SURVEY NO. 08-349; THENCE S89°58'27"W ALONG SAID SURVEY LINE AND IN PART ALONG AN EXISTING FENCE LINE 1085.85 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S0°02'34"E ALONG SAID WEST LINE 2010.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N88°58'46"W ALONG THE SECTION LINE 904.26 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN ENTRY NO. 75263:2014 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING FOUR (4) COURSES: NORTH 589.11 FEET; THENCE S81°30'00"W 115.00 FEET; THENCE S45°30'00"W 206.00 FEET; THENCE S79°00'00"W 144.19 FEET TO THE WEST LINE OF SAID SECTION 5; THENCE N0°18'48"W ALONG THE SECTION LINE 2255.20 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE S89°11'13"W ALONG THE QUARTER SECTION LINE 653.80 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 101395:2015; THENCE ALONG SAID FENCE LINE AND FENCE LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: S0°31'58"E 22.66 FEET; THENCE S88°42'14"W 35.58 FEET; THENCE S0°34'16"E 2615.85 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 38786:2012 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S89°58'54"W 641.60 FEET TO THE NORTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 64690:2016 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY

RECORDER; THENCE S0°01'06"E 27.52 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE S88°47'12"W ALONG THE SECTION LINE 28.70 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 4258:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S1°12'48"E ALONG SAID REAL PROPERTY 70.90 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 153220:2002 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S52°40'18"W ALONG SAID REAL PROPERTY 215.65 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 4258:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: S88°47'12"W 1147.95 FEET TO THE QUARTER SECTION LINE; THENCE N0°22'46"W ALONG THE QUARTER SECTION LINE 198.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 5 AND THE SOUTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL DESCRIBED IN ENTRY NUMBER 3477:1910 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER SAID POINT BEING LOCATED S1°06'42"W ALONG THE SECTION LINE 195.84 FEET FROM THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE S1°06'42"W ALONG THE SECTION LINE 1151.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER 856.10 FEET TO SAID SOUTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL; THENCE ALONG THE SOUTHERLY LINE OF SAID CANAL THE FOLLOWING EIGHT (8) COURSES: N39°43'00"E 158.77 FEET; THENCE ALONG THE ARC OF A 186.57 FOOT RADIUS CURVE TO THE RIGHT 45.29 FEET THROUGH A CENTRAL ANGLE OF 13°54'30" (CHORD: N46°40'15"E 45.18 FEET); THENCE N53°37'30"E 64.71 FEET; THENCE ALONG THE ARC OF A 202.57 FOOT RADIUS CURVE TO THE LEFT 61.05 FEET THROUGH A CENTRAL ANGLE OF 17°16'00" (CHORD: N44°59'30"E 60.82 FEET); THENCE N36°21'30"E 553.05 FEET; THENCE ALONG THE ARC OF A 305.49 FOOT RADIUS CURVE TO THE LEFT 138.10 FEET THROUGH A CENTRAL ANGLE OF 25°54'01" (CHORD: N23°24'30"E 136.92 FEET); THENCE ALONG THE ARC OF A 186.57 FOOT RADIUS CURVE TO THE RIGHT 96.49 FEET THROUGH A CENTRAL ANGLE OF 29°38'01" (CHORD: N25°16'30"E 95.42 FEET); THENCE N40°05'30"E 350.88 FEET TO THE POINT OF BEGINNING.

The following is for informational purposes only:

- Tax ID No. 29-050-0093
- Tax ID No. 29-050-0049
- Tax ID No. 29-050-0113
- Tax ID No. 29-050-0111
- Tax ID No. 29-050-0112
- Tax ID No. 29-050-0110
- Tax ID No. 29-049-0002
- Tax ID No. 29-049-0001
- Tax ID No. 29-049-0003
- Tax ID No. 29-049-0004 & 29-049-0016
- Tax ID No. 29-049-0006
- Tax ID No. 29-049-0012
- Tax ID No. 29-049-0013
- Tax ID No. 29-050-0108