

NTBE-111716

When recorded mail to:

CCT Holdings, LLC

1025 S. 1250E

Provo City, UT

84302

QUIT CLAIM DEED

JLF Properties, LLC as to a 1/3 interest and CCT Holdings, LLC as to a 2/3 interest

Grantor(s) of Tremonton, County of Box Elder, State of UT, hereby Quit Claims to:

CCT Holdings, LLC

Grantee(s) of Tremonton, County of Box Elder, State of UT, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Box Elder County, State of UT:

See attached Exhibit "A"

Subject to easements, restrictions and rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said grantor(s), this April 20, 2021.

CCT Holdings, LLC



By: Chris Olsen, Member

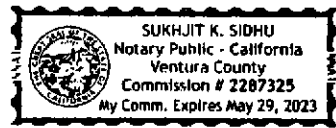
State of CA)

County of Ventura)ss:

On April 20, 2021, personally appeared before me Chris Olsen, who, being by me duly sworn, did say that he is the Member of CCT Holdings, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

Sukhjit K. Sidhu
Notary Public

4-21-2021



JLF Properties, LLC

By: Jared L. Fronk, Member

By: Jerry L. Fronk

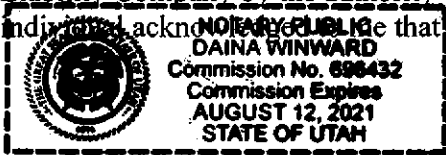
CCT Holdings, LLC

By: Ty Rogers, Member

By: Cody Veibell, Member

State of UT)
County of Box Elder)ss:

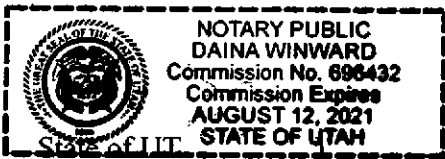
On April 16, 2021, personally appeared before me Jared L. Fronk, who, being by me duly sworn, did say that he is the Member of JLF Properties, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



[Signature]
Notary Public

State of UT)
County of Box Elder)ss:

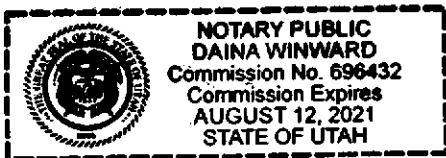
On April 16, 2021, personally appeared before me Jerry L. Fronk, who, being by me duly sworn, did say that he is the Member of JLF Properties, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



[Signature]
Notary Public

County of Box Elder)ss:

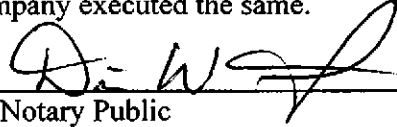
On April 16, 2021, personally appeared before me Ty Rogers, who, being by me duly sworn, did say that he is the Member of CCT Holdings, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



[Signature]
Notary Public

State of UT)
County of Box Elder)ss:

On April 16, 2021, personally appeared before me Cody Veibell, who, being by me duly sworn, did say that he is the Member of CCT Holdings, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



Notary Public

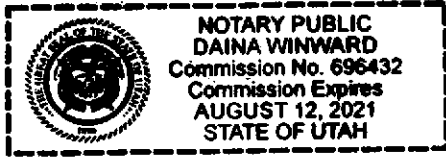


EXHIBIT "A"

05-088-0097

A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FENCE CORNER ON THE EAST RIGHT-OF-WAY LINE OF 5200 WEST STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 15, LOCATED SOUTH 00°51'37" EAST (SOUTH 00°51'35" EAST BY RECORD), A DISTANCE OF 1,917.85 FEET ALONG THE SECTION LINE; AND NORTH 89°08'23" EAST (NORTH 89°08'25" EAST, BY RECORD), A DISTANCE OF 50.00 FEET FROM THE RAILROAD SPIKE MONUMENTING THE NORTHWEST CORNER OF SECTION 24, FROM WHICH RAILROAD SPIKE THE COUNTY MARKER MONUMENTING THE SOUTHWEST CORNER OF SECTION 24 BEARS SOUTH 00°51'37" EAST, 5030.30 FEET; AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 FOR THE FOLLOWING TWO (2) COURSES: (1) NORTH 85°01'59" EAST (NORTH 85°02'01" EAST, BY RECORD), A DISTANCE OF 163.38 FEET; (2) NORTH 71°18'21" EAST (NORTH 71°18'23" EAST, BY RECORD), A DISTANCE OF 246.57 FEET TO THE SOUTHWESTERLY LINE OF A TRANSMISSION POWER LINE CORRIDOR; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 56°22'25" EAST (SOUTH 56°22'23" EAST, BY RECORD), A DISTANCE OF 409.50 FEET; THENCE SOUTH 89°08'23" WEST, A DISTANCE OF 79.08 FEET; THENCE SOUTH 00°51'37" EAST, A DISTANCE OF 589.61 FEET TO A LINE WHICH IS BY RECORD THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24; THENCE ALONG SAID LINE SOUTH 89°08'23" WEST, A DISTANCE OF 656.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF 5200 WEST STREET; THENCE NORTH 00°51'37" WEST, A DISTANCE OF 734.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.39 ACRES