

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

Gardner – VBP SF Property Owner, LP
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attention: President

158590-DMN
Tax Parcel Nos.: 24-053-0057, 24-053-0059, 24-053-0058, 24-048-0055 and 24-048-0054
(for reference purposes only)

QUITCLAIM DEED

THIS QUITCLAIM DEED, dated effective as of October 17, 2022, is executed by ACJ INVESTMENTS, LLC, a Utah limited liability company, having an address at 407 North Main Street, Springville, Utah 84663 (“**Grantor**”), in favor of GARDNER – VBP SF PROPERTY OWNER, LP, a Delaware limited partnership, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 (“**Grantee**”).

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby QUITCLAIMS without any warranties to Grantee the real property located in Utah County, Utah and more particularly described on Exhibit A to this Quitclaim Deed and all improvements located thereon (collectively, “**Land**”) together with water right numbers 51-2657, 51-2757, 51-6341, and 51-8165, all on file with the Utah Division of Water Rights, and any other water rights appurtenant to the Land (collectively, “**Property**”).

This Quitclaim Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective as of the date and year first written above.

GRANTOR:

ACJ INVESTMENTS, LLC, a Utah limited liability company

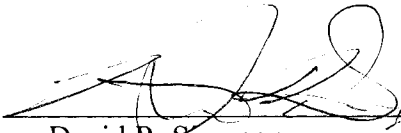
By: 
Name: David R. Simpson
Title: Manager

EXHIBIT A

Legal Description of Land

PROPERTY 1

Beginning at a point being North 0°25'51" West 353.82 feet along the section line and East 2.67 feet from the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running;

Thence North 258.84 feet;
thence South 89°30'00" West 3.41 feet;
thence North 765.72 feet;
thence North 73°34'09" East 207.54 feet;
thence North 72°59'50" East 249.04 feet;
thence North 70°50'32" East 155.78 feet;
thence North 69°06'01" East 126.18 feet;
thence North 58°09'34" East 28.61 feet;
thence North 79°17'50" East 48.14 feet;
thence North 77°15'57" East 125.07 feet;
thence South 10°03'44" East 13.26 feet;
thence North 81°13'52" East 15.96 feet;
thence North 75°35'44" East 45.49 feet;
thence North 72°40'51" East 114.90 feet;
thence North 89°03'34" East 14.94 feet;
thence South 0°15'00" West 1360.81 feet;
thence North 88°50'00" West 1073.50 feet to the point of beginning.

(Legal description continues on next page)

PROPERTY 2

Beginning at a point being North 0°25'51" West 304.49 feet along the section line from the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running;

thence South 89°02'19" East 1059.52 feet;
 thence South 0°16'17" East 657.13 feet;
 thence North 89°51'22" West 172.54 feet;
 thence South 0°35'00" West 294.21 feet;
 thence South 89°30'00" East 168.37 feet;
 thence South 0°35'00" West 808.76 feet;
 thence Southerly 332.75 feet along the arc of a 431.43 feet radius non-tangent curve to the right (center bears North 81°03'02" West and the long chord bears South 31°02'40" West 324.56 feet through a central angle of 44°11'24");
 thence South 53°08'22" West 344.95 feet;
 thence Southerly 251.00 feet along the arc of a 529.85 feet radius non-tangent curve to the right (center bears North 37°21'52" West and the long chord bears South 66°12'25" West 248.66 feet through a central angle of 27°08'33");
 thence South 79°46'41" West 164.76 feet;
 thence Westerly 73.15 feet along the arc of a 191.93 feet radius non-tangent curve to the left (center bears South 10°13'22" East and the long chord bears South 68°51'29" West 72.71 feet through a central angle of 21°50'18");
 thence North 1°07'56" West 47.51 feet;
 thence South 89°43'14" West 85.80 feet;
 thence North 89°30'00" West 154.96 feet;
 thence South 0°30'00" West 287.92 feet;
 thence West 195.66 feet;
 thence North 0°11'49" East 1311.47 feet;
 thence North 1°24'12" East 114.11 feet;
 thence North 0°57'23" East 163.03 feet;
 thence North 0°18'45" East 74.98 feet;
 thence North 3°16'50" East 16.20 feet;
 thence North 88°29'54" West 87.84 feet;
 thence South 89°53'43" West 393.42 feet;
 thence North 0°09'51" East 717.62 feet;
 thence North 2°31'39" East 103.87 feet;
 thence North 0°45'59" West 142.60 feet;
 thence North 2°44'51" East 44.29 feet;
 thence South 89°38'13" East 751.88 feet;
 thence South 4°29'27" East 25.66 feet;
 thence South 89°02'18" East 2.78 feet to the point of beginning.