

WHEN RECORDED, MAIL TO:

TerraForm Companies, LLC
6770 South 900 East, Suite 102
Salt Lake City, Utah 84047

APN:

(space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **X Development, LLC**, a Utah limited liability company ("Grantor"), with an address of 9537 South 700 East, Sandy, Utah 84070, grants, conveys and warrants against all those who claim by, through or under Grantor, but against none other, to **TerraForm Companies, LLC**, a Utah limited liability company ("Grantee"), with an address of 6770 South 900 East, Suite 102, Salt Lake City, Utah 84047, the real property located in Utah County, Utah, described on Exhibit A attached hereto and incorporated herein by this reference ("Property").

GRANTOR ALSO QUITCLAIMS WITHOUT WARRANTY, Grantor's right, title and interest in and to: (i) all easements, rights of way, benefits, and appurtenances running with such Real Property; (ii) all of Seller's right, title and interest, if any, in any land (and related improvements) lying in any street, road or avenue in front of, adjacent to, or adjoining, such Real Property; (iii) all of Seller's right, title and interest to (a) any improvements located on the Real Property, (b) in and to all entitlements and applications, permits, and approvals pertaining to the Real Property; and (iv) any water and rights to water appurtenant to the Real Property, if any.

SUBJECT TO (i) all taxes and assessments against the Property which are not yet due and payable as of the applicable Closing Date, (ii) all current zoning laws and restrictions and land use ordinances relating to the Property, (iii) any patent claims, (iv) any matter that may be discovered through a thorough inspection of the Property, (v) any and all matters of record, and (vi) any matter that is discoverable through an accurate ACSM/ALTA survey (with all Table A matters) of the Property

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 21st day of November, 2022.

X Development, LLC,
a Utah limited liability company

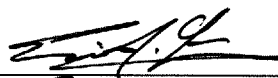
By: 
Name: ERIC TOWNER
Its: manager

Exhibit A

Legal Description of Property

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M VINEYARD UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00° 03'06"E. ALONG THE SECTION LINE A DISTANCE OF 1164.65 FEET; THENCE WEST A DISTANCE OF 100.32 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SR-114 (GENEVA ROAD) VINEYARD, UTAH SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.00°19'11"W. A DISTANCE OF 5.18 FEET ALONG SAID RIGHT OF WAY; THENCE WEST A DISTANCE OF 278.00 FEET; THENCE NORTH A DISTANCE OF 5.18 FEET; THENCE EAST A DISTANCE OF 278.03 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 1,440 SQ.FT.