

WHEN RECORDED MAIL TO:

Parsons Behle & Latimer  
Attn: Jackie H. Pope  
201 South Main Street, Suite 1800  
Salt Lake City, Utah 84111

SPACE ABOVE LINE FOR RECORDER'S USE

Parcel Number: 26:042:0004

**WARRANTY DEED**

Crandall Properties, Ltd., a Utah limited partnership, grantor, with an address of 1034 South Main Street, Springville, Utah 84663, hereby conveys and warrants to Haystack Properties LLC, an Idaho limited liability company, grantee, with an address of 1034 Kimball Lane, Bancroft, Idaho 83217, the real property situated in Utah County, Utah and described on the attached Exhibit A (the "Property").

Together with all improvements, easements, hereditaments, and appurtenances to the Property.

Subject to all real property taxes and assessments not yet due and payable; all existing patent reservations, easements, rights of way, reservations of oil, gas, mineral, hydrocarbon, geothermal, and carbon dioxide deposits and rights, and protective and restrictive covenants and other matters apparent or of record; all applicable zoning ordinances and building codes and other agreements, laws, rules, ordinances, and regulations; and all encroachments, overlaps, boundary line disputes, claims of easements, and other matters that would be disclosed by an accurate survey or inspection of the Property.

Grantor, for itself and its successors and assigns, does hereby covenant, warrant, and shall defend the quiet and peaceable possession of the Property by grantee and grantee's successors and assigns forever against the lawful claims of all persons, subject to the provisions of this instrument.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, grantor has executed this instrument this 8<sup>th</sup> day of October, 2021.

GRANTOR:

Crandall Properties, Ltd., a Utah limited partnership

By: Crandall Enterprise Limited Partnership, a Utah partnership, its General Partner

By: Calvin V. Crandall  
Calvin V. Crandall, Partner

By: Kathryn W. Crandall  
Kathryn W. Crandall, Partner

By: Kimball Lane Limited Partnership, an Idaho limited partnership, its General Partner

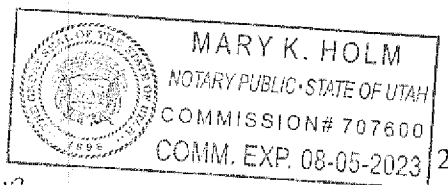
By: Kimball Lane Management, LLC, an Idaho limited liability company, its General Partner

By: Craig C. Crandall  
Craig C. Crandall, Manager

State of Utah )  
  )  
County of Utah )

On this 8<sup>th</sup> day of October, in the year 2021, personally appeared before me Calvin V. Crandall, whose identity is personally known to me (or proven on the basis of satisfactory evidence), and who by me duly sworn, did say that he is a partner of Crandall Enterprise Limited Partnership, a Utah partnership, and that said document was signed by him in behalf of said partnership, and said Calvin V. Crandall acknowledged to me that said partnership executed the same as a general partner of Crandall Properties, Ltd., a Utah limited partnership.

Witness my hand and official seal.

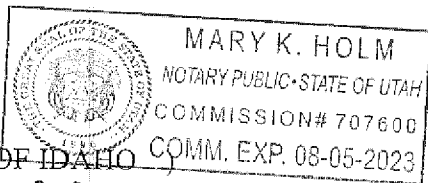


[Signature]  
Notary Public

State of Utah )  
 )  
County of Utah )

On this 8<sup>th</sup> day of October, in the year 2021, personally appeared before me Kathryn W. Crandall, whose identity is personally known to me (or proven on the basis of satisfactory evidence), and who by me duly sworn, did say that she is a partner of Crandall Enterprise Limited Partnership, a Utah partnership, and that said document was signed by her in behalf of said partnership, and said Kathryn W. Crandall acknowledged to me that said partnership executed the same AS A GENERAL PARTNER OF Crandall Properties, Ltd., a Utah limited partnership.

Witness my hand and official seal.

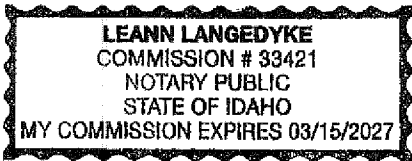


[Signature]  
Notary Public

STATE OF IDAHO )  
 ) : ss.  
County of Caribou )

On this 8 day of October, 2021, before me the undersigned Notary Public in and for said State, personally appeared Craig C. Crandall, known or identified to me to be the Manager of Kimball Lane Management, LLC, an Idaho limited liability company, the general partner in Kimball Lane Limited Partnership, an Idaho limited partnership, known or identified to me to be a General Partner of Crandall Properties, Ltd., a Utah limited partnership, and one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the within instrument on behalf of said entities, and that such entities executed the same in said partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]  
Notary Public  
Residing at: Soda Springs ID 83276  
My commission expires: 03/15/2027

**EXHIBIT A**

Commencing at the East Quarter corner Section 5, T. 8S, R. 3E, SLB&M; North 10 chains; West 5.13 chains; South 10 chains; East 5.24 chains to beginning.

(Parcel No. 26:042:0004)