

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

Mail Tax Notices To:
CX Holdings Inc.
1034 Kimball Lane
Bancroft, Idaho 83217

Tax ID No. 26:024:0001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

Crandall Farms, Inc., a Utah corporation ("Grantor"), hereby conveys and warrants to CX Holdings Inc., an Idaho corporation ("Grantee"), with an address of 1034 Kimball Lane, Bancroft, Idaho 83217, for good and valuable consideration, 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 PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this instrument this 8th day of October, 2021.

GRANTOR:

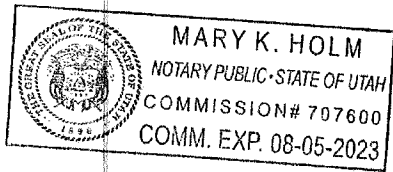
Crandall Farms, Inc.

By: Calvin V. Crandall
Calvin V. Crandall, President

State of Utah)
 §
County of Utah)

On this 8th 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 the President of Crandall Farms, Inc., a Utah corporation, and that said document was signed by him on behalf of said corporation by authority of its bylaws or resolution of its board of directors, and said Calvin V. Crandall acknowledged to me that said corporation executed the same.

Witness my hand and official seal.



[Signature]
Notary Public
Residing at:
My commission expires:

EXHIBIT A

Commencing at the Southwest corner Section 4, T. 8S, R. 3E, SLB&M; North 1.03 chains; North 71°00'00" East 1.4 chains; North 33°00'00" East 2.6 chains; North 62°30'00" West 1.42 chains; North 17°00'00" East 2.88 chains; North 02°00'00" West 1.6 chains; North 54°00'00" East 10.2 chains; North 72°15'00" East 10.95 chains; South 02°35'16" West 1287.87 feet; West 4.55 chains; South 02°20'00" West 5.3 chains; West 10.77 chains; North 372.5 feet; West 282.5 feet; South 372.5 feet; West 16.5 feet; North 6.78 chains to beginning.

(Tax ID No: 26:024:0001)