

**WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:**

Eagle Mountain Data Center Campus, LLC
1245 Brickyard Road, Suite 70
Salt Lake City, Utah 84106

104150-PCY

Tax Parcel Nos. 59-058-0001 and 59-058-0002

SPECIAL WARRANTY DEED

CV Properties, L.C. / Eagle Mountain Data Center Campus, LLC

THIS INSTRUMENT is executed as of the 22 day of March, 2022, by **CV PROPERTIES, L.C.**, a Utah limited liability company ("**Grantor**"), whose address is 342 West 4620 North, Provo, Utah 84604, in favor of **EAGLE MOUNTAIN DATA CENTER CAMPUS, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 1245 Brickyard Road, Suite 70, Salt Lake City, Utah 84106.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, certain real property located in Utah County, Utah, described as follows:

Parcel 1:

The South one-half (1/2) of Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

Parcel 2:

The Northwest quarter of Section 26, Township 6 South, Range 2 West of the Salt Lake Base and Meridian, in Utah County, Utah.

SUBJECT TO only the following:

1. current taxes and assessments;
2. Pole Line Easement, recorded January 4, 1963 as Entry No. 154 in Book 926 at Page 200 of Official Records;
3. 30-foot right-of-way easement as disclosed in Trustee's Deed, recorded November 17, 1989 as Entry No. 34927 in Book 2644 at Page 6 of Official Records;
4. Easement Agreement, recorded March 27, 2020 as Entry No. 39721:2020 of Official Records;

5. Easement Agreement, recorded March 27, 2020 as Entry No. 39722:2020 of Official Records; and
6. Any rights, interest or easements in favor of the public, or others entitled thereto, to use for street purposes, that portion of the subject land lying within the boundaries of 1600 West Street and 1000 North Street.

RESERVING to Grantor all water rights except to the extent conveyed by Grantor to Grantee pursuant to one or more separate Water Right Deeds being executed, delivered and recorded concurrently with this instrument.

[Remainder of page intentionally left blank; signatures and acknowledgment on following page]

GRANTOR has executed this instrument below in favor of Grantee, to be effective as of the date first set forth above.

GRANTOR:

CV PROPERTIES, L.C.,
a Utah limited liability company

By *R.H. Richards*
Ronald H. Richards, Manager

By *Paul B. Richards*
Paul B. Richards, Manager

State of Utah)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this 22 day of March, 2022, by Ronald H. Richards and Paul B. Richards, Managers of CV Properties, L.C.

(Seal)

Pearl Carlson
Notary Public

My Commission Expires:

Residing at:

4/27/23

SLC, UT

