

WHEN RECORDED RETURN TO:

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

104150-PCY

Water Right No. 54-459 (a portion)

59-058-0001

59-058-0002

WATER RIGHTS 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 water rights located in Utah County, Utah, described as follows:

A portion equal to 490.00 acre feet of water to irrigate 122.50 acres of land within the real property, more particularly described below ("**Property**"), from **Water Right No. 54-459** (Change Application No. a10111, Change Certificate No. a1864) segregated from Water Right Nos. 54-19 (A22715), 54-20 (A22716), 54-56 (A29825), all on file with the Utah Division of Water Rights. The Property is 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.

TOGETHER with points of diversion located at (1) S 64 feet E 57 feet from W4 corner, Sec 26 T 6S R 2W SLBM (well diameter 18 inches, depth to 505 feet, Well ID No. 13529, UTM: 411261.45, 4457871.345 (NAD83) and (2) S 836 feet E 56 feet from W4 corner, Sec 26 T 6S R 2W SLBM (well diameter 18 inches, depth to 700 feet, UTM: 411261.45, 4457871.345 (NAD83).

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

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)

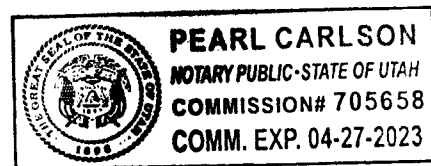
Pearl Carlson
Notary Public

My Commission Expires:

4/27/23

Residing at:

SLC, UT



WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: CV Properties, L.C.

Grantee: Eagle Mountain Data Center Campus, LLC

Water Right No(s): A portion of 54-459

In connection with the foregoing water rights conveyance, Grantor hereby assigns to Grantee all water rights listed which are not yet capable by law of being conveyed by deed (e.g., pending or unapproved water rights) and all applications pertaining to the water rights listed (e.g., all change applications, extension applications, non-use applications, etc.). Grantor also makes the following declarations and disclosures:

SECTION 1 - TYPE OF DEED Check one box only - Must match language in the deed

- The foregoing deed is a warranty deed. (Grantor is making all standard warranties.)
The foregoing deed is a special warranty deed. (Grantor is only warranting that Grantor has not previously conveyed title to others, i.e., a warranty of title as to all claiming by or through Grantor.)
The foregoing deed is a quit claim deed. (Grantor is making no warranties.)
The language in the foregoing deed is controlling as to the type of deed and associated warranties, if any. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if any box above is checked)

SECTION 2 - APPURTENANT WATER RIGHTS Check one box only

- All of Grantor's water rights approved for use on the following described parcel(s) are being conveyed.
In addition to any specifically identified rights, all other water rights owned by Grantor and approved for use on the following described parcel(s) are being conveyed.
No water rights other than those specifically identified by water right number are being conveyed.

SECTION 3 - WATER RIGHTS CONVEYED IN WHOLE OR IN PART Check all applicable boxes

- 100% of the following water rights described in the deed are being conveyed. Water Right Nos.
Only the portion indicated of the following water rights described in the deed are being conveyed. 490 acre-feet from Water Right No. 54-459 for: families; 122.5 acres of irrigated land; stock water for Equivalent Livestock Units; and/or for the following other uses:
The language in the foregoing deed is controlling as to quantity, if any.

SECTION 4 - OTHER DISCLOSURES Check all applicable boxes

- Grantor is endorsing and delivering to Grantee stock certificates for shares of stock in the following water company:
Other water related disclosures:

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: [Handwritten Signature]

Grantee's Acknowledgment of Receipt:

Grantee's Mailing Address: 342 West 4620 North, Provo, Utah 84604

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

WATER RIGHTS ADDENDUM TO WATER DEEDS

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Grantee: Eagle Mountain Data Center Campus, LLC

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Grantor's Signature: Paul W. Kitchie
Grantee's Acknowledgment of Receipt: Joseph Hunt

Grantee's Mailing Address: 342 West 4620 North, Provo, Utah 84604

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS