

After Recording Return to:

Mango – Spiral Jetty, LLC
111 E Broadway, Suite 900
Salt Lake City, Utah 84111
Attn: Matt Hirschi

Tax Parcel No.: 02-011-0007

(Space Above for Recorder's Use Only)

SPECIAL WARRANTY DEED

FARMLAND RESERVE, INC., a Utah nonprofit corporation, Grantor, whose address is 79 South Main Street, Suite 1000, Salt Lake City, Utah 84111, hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to MANGO – SPIRAL JETTY, LLC, a Utah limited liability company, Grantee, whose address is 111 E Broadway, Suite 900, Salt Lake City, Utah 84111, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following real property located in Box Elder County, State of Utah, and more particularly described as follows (the "Property"):

See **Exhibit A** attached hereto and by this reference made a part hereof.

TOGETHER WITH (i) all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said Property; and (ii) all Mineral Rights appurtenant to said Property. For purposes of this instrument, "Mineral Rights" include mineral, oil, gas, geothermal, and other energy rights appurtenant to the Property.

EXPRESSLY EXCEPTING AND RESERVING unto Grantor all water rights, including, without limitation, riparian rights, groundwater and surface water rights, shares in water or irrigation companies, or rights to wells or water used on or appurtenant to the Property.

SUBJECT TO (i) taxes and assessments not yet due and payable and (ii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions and agreements of record.

[Signature and Acknowledgment Follows]

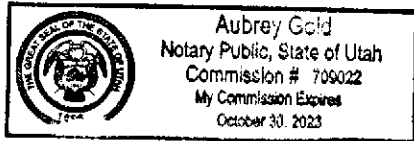
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 26 day of January, 2022.

FARMLAND RESERVE, INC.,
a Utah nonprofit corporation

By: Douglas Rose
Name: Douglas L. Rose
Its: CEO

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

Acknowledged before me this 26 day of January, 2022, by Douglas L. Rose, the CEO of FARMLAND RESERVE, INC., a Utah nonprofit corporation.



Aubrey Gold
Notary Public

EXHIBIT A

(Legal Description of the Property)

Certain real property located in Box Elder County, Utah, more particularly described as follows:

THE EAST HALF OF THE NORTHEAST QUARTER AND LOTS 1 AND 2 OF SECTION 8,
TOWNSHIP 8 NORTH, RANGE 7 WEST OF THE SALT LAKE BASE AND MERIDIAN.