

After Recording Return To:

Jordanelle REF Acquisition LLC
c/o Holley Driggs
400 S. 4th Street, Suite 300
Las Vegas, Nevada 89101
Attn: J. Douglas Driggs, Jr

Mail Tax Notices to
Jordanelle REF Acquisition, LLC
10421 S. Jordan
Gateway, Suite 200
South Jordan UT 84095

SPECIAL WARRANTY DEED

Ivory Land Corporation, a Utah corporation, grantor, does hereby convey and warrant, against all persons claiming by, through or under grantor, but not otherwise, to Jordanelle REF Acquisition LLC, a Delaware limited liability company, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Wasatch County, State of Utah:

See Exhibit A attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being subject to easements, rights of way, restrictions, and reservations of record.

[Signature to follow]

Witness the hand of said grantor, this 17th day of June, 2022.

Ivory Land Corporation,
a Utah corporation

By: [Signature]
Name: Kevin Anglesey
Its: Secretary

STATE OF Utah)
County of Utah)ss.

On this 17th day of June, 2022, before me a Notary Public personally appeared Kevin Anglesey, the Secretary of Ivory Land Corporation, a Utah corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it on behalf of the company.

[Signature]
Notary Public

My Commission Expires:

05-12-2026

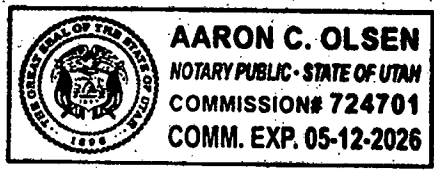


EXHIBIT "A"**DESCRIPTION OF PROPERTY****PARCEL 1:**

BEGINNING AT THE ORIGINAL STONE MONUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°41'51" EAST 1229.93 FEET ALONG THE SECTION LINE BETWEEN SAID SOUTH ONE-QUARTER CORNER STONE AND THE WASATCH COUNTY REFERENCE MONUMENT MARKING THE LOCATION OF THE ORIGINAL STONE MONUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, TO THE POINT OF INTERSECTION OF SAID SECTION LINE AND AN EXISTING FENCE LINE; THENCE SOUTH 89°12'19" WEST 501.96 FEET ALONG SAID FENCE LINE; THENCE NORTH 00°14'38" EAST 479.01 FEET; THENCE NORTH 89°45'22" WEST 717.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST FROM WHICH A RADIAL LINE BEARS SOUTH 73°16'18" WEST 2914.90 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°42'27" A DISTANCE OF 239.485 FEET; THENCE NORTH 53°18'58" EAST 339.33 FEET; THENCE NORTH 61°05'50" EAST 1151.75 FEET TO A POINT ON THE SECTION LINE RUNNING BETWEEN THE ORIGINAL STONE MONUMENT FOR THE SOUTH ONE-QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND THE 1999 WASATCH COUNTY REFERENCE MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE SOUTH 00°00'14" WEST 230.91 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINING AT A PIONT THAT IS SOUTH 89°35'38" WEST 598.99 FEET AND SOUTH 95.55 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 14°15'44" WEST 792.19 FEET; THENCE SOUTH 89°59'36" EAST 794.18 FEET; THENCE SOUTH 00°00'14" WEST 436.97 FEET; THENCE SOUTH 61°05'50" WEST 684.21 FEET TO THE POINT OF BEGINNING.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Ivory Land Corporation, a Utah corporation
 Grantee: Jordanelle REF Acquisition LLC, a Delaware limited liability company
 Tax ID Number(s): 00-0021-2621 and 00-0021-26

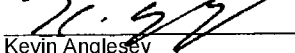
In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

- Check one box only Proceed to Section
- 1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. A
 - 2 Only a portion of Grantor's water rights are being conveyed. B
 - 3 No water rights are being conveyed. C
 - 4 Water rights are being conveyed by separate deed. C
- (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)

Important Notes
(see other side)

Section		
A	The water right(s) being conveyed include Water Right No(s). <u>55-9096</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5 N5 N2
C	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 N10
Attach and sign additional copies of this form if more space is needed.		

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: 
 Grantee's Acknowledgment of Receipt: _____
 Grantee's Mailing Address: 10421 S. Jordan Gateway, Suite 200, South Jordan UT 84095

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

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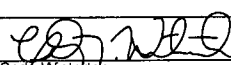
In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

- Check one box only** Proceed to Section
- 1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. A
- 2 Only a portion of Grantor's water rights are being conveyed. B
- (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
- 3 No water rights are being conveyed. C
- 4 Water rights are being conveyed by separate deed. C

Important Notes
(see other side)

Section		
A	The water right(s) being conveyed include Water Right No(s). <u>55-9096</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5 N5 N2
C	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 N10
Attach and sign additional copies of this form if more space is needed.		

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: _____
 Grantee's Acknowledgment of Receipt: 
 Grantee's Mailing Address: 10421 S. Jordan Gateway, Suite 200, South Jordan UT 84095

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

NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.

- N1 Once this Water Rights Addendum and deed has been recorded at the County Recorder's Office, the county recorder shall transmit a paper or electronic copy of the deed and water rights addendum to the state engineer. Water right deeds and addendum submitted in conformance with statute which names as the grantor the person listed as owner on state engineer records - shall be processed as though it were a completed report of water right conveyance. If the state engineer does not update water right ownership on records of the Division upon submittal of a Water Right Addendum and deed, a water right owner must submit a report of water right conveyance (ROC) as directed in Utah Code Section 73-1-10(3). Filing an ROC is necessary in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. Help with reviewing the water rights and the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. All applications will be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record; only water right numbers listed on the addendum will be updated. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- N4 100% of the water rights listed here are being conveyed to Grantee. The Water Rights listed in Section B may not provide sufficient water for all of the historical water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply" [the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ELUs" which are quantified at the rate of 0.028 acre-feet per ELU for full-year use. Any other uses being conveyed should be similarly described. Help with understanding the described uses of the water right can be obtained from the Utah Division of Water Rights and/or water professionals.
- N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-538-7240 Web Address: www.waterrights.utah.gov