

After Recording Return To:

Jordanelle REF Acquisition LLC
c/o Holley Driggs
300 S. 4th Street, Suite 1600
Las Vegas, Nevada 89101
Attn: J. Douglas Driggs, Jr.

Ent 540643 Bk 1463 Pg 451 - 456
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2024 Jan 09 03:39PM Fee: \$40.00 KM
For: First American - South Jordan
ELECTRONICALLY RECORDED

APN: 00-0021-8051, 00-0021-7691, 00-0021-7692, 00-0021-7693

SPECIAL WARRANTY DEED

RE Investment Holdings, L.L.C., a Utah limited liability company, 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, grantee, 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 and those enforceable in law and equity.

EXCEPTING THEREFROM any right, title, or interest in any water or rights to water or any rights to the extent appurtenant to any real property other than the Property, which right, title, or interest, if any, will be or have been conveyed to Jordanelle REF Acquisition LLC, a Delaware limited liability company, via separate instrument(s) and are not being conveyed pursuant to this special warranty deed.

[Signature to follow]

Witness the hand of said grantor, this 9th day of January 2024.

RE Investment Holdings, L.L.C., a
Utah limited liability company

By: RE Management, LLC,
a Utah limited liability company
Its: Manager

By: [Signature]
Name: Greg Taylor
Its: Manager

STATE OF Utah)
COUNTY OF Wasatch) ss.

On this 9 day of January 2024, before me a Notary Public personally appeared before Greg Taylor, the Manager of RE Management, LLC, a Utah limited liability company, the Manager of RE Investment Holdings, L.L.C., a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the this instrument and acknowledged that he (she or they) executed it on behalf of the RE Investment Holdings, LLC.

[Signature]
Notary Public

My Commission Expires
9/16/24

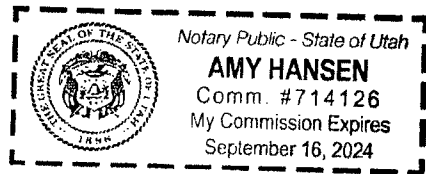


Exhibit A to Special Warranty Deed**Legal Description of Property****Parcel 1**

A parcel of land situate in within the East Half and Northwest Quarter of Section 20 and the Southwest Quarter of Section 17, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point North 00°00'09" East 2,196.38 feet along the section line from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence North 00°00'09" East 1,774.71 feet along the section line and the easterly boundary line of the Serial No. OHE-2225-0-020-035 Property to the northeast corner of said Serial No. OHE-2225-0-020-035 Property;

thence North 89°55'50" West 1,004.49 feet along the northerly boundary line of said Serial No. OHE-2225-0-020-035 Property;

thence North 27°03'28" East 323.47 feet;

thence Northwesterly 146.37 feet along the arc of a 404.00 foot radius curve to the right (center bears North 23°53'31" East and the chord bears North 55°43'43" West 145.57 feet with a central angle of 20°45'31");

thence North 45°20'58" West 247.39 feet;

thence Northwesterly 61.35 feet along the arc of a 720.00 foot radius curve to the right (center bears North 44°39'02" East and the chord bears North 42°54'30" West 61.33 feet with a central angle of 04°52'55");

thence North 40°28'02" West 221.41 feet;

thence Northwesterly 152.53 feet along the arc of a 279.00 foot radius curve to the left (center bears South 49°31'58" West and the chord bears North 56°07'45" West 150.64 feet with a central angle of 31°19'26");

thence North 71°47'28" West 372.36 feet;

thence Southwesterly 335.93 feet along the arc of a 305.64 foot radius curve to the left (center bears South 19°32'46" West and the chord bears South 78°03'34" West 319.27 feet with a central angle of 62°58'23") to the centerline of Timpanogos Canal and the easterly boundary line of Serial No. OHE-2254-0-020-035 Property;

thence along said centerline and easterly boundary line the following three (3) courses:

(1) Northwesterly 31.61 feet along the arc of a 277.42 foot radius curve to the right (center bears North 65°40'19" East and the chord bears North 21°03'51" West 31.59 feet with a central angle of 06°31'39");

(2) North 17°48'02" West 55.58 feet;

(3) Northwesterly 73.89 feet along the arc of a 102.07 foot radius curve to the left (center bears South 72°11'58" West and the chord bears North 38°32'21" West 72.29 feet with a central angle of 41°28'38");

thence North 66°24'17" East 230.91 feet;

thence North 08°46'19" East 207.68 feet;
 thence North 11°07'31" West 232.80 feet;
 thence North 44°20'23" East 68.00 feet;
 thence North 16°53'33" East 368.40 feet;
 thence North 47°41'05" East 248.68 feet;
 thence South 51°20'14" East 1,351.01 feet;
 thence South 15°03'34" East 540.74 feet;
 thence South 70°38'18" East 291.28 feet;
 thence South 26°50'56" East 328.96 feet;
 thence South 15°43'15" East 626.67 feet;
 thence South 33°56'04" East 219.55 feet;
 thence South 50°17'24" East 705.16 feet;
 thence South 47°26'34" East 283.07 feet;
 thence South 59°08'09" West 56.37 feet;
 thence South 67°10'55" West 146.16 feet;
 thence South 60°20'48" West 28.00 feet;
 thence Southeasterly 34.12 feet along the arc of a 286.00 foot radius curve to the right
 (center bears South 60°20'48" West and the chord bears South 26°14'08" East 34.10 feet with a
 central angle of 06°50'07");
 thence South 22°49'05" East 37.27 feet;
 thence South 67°10'55" West 162.98 feet;
 thence North 28°41'14" West 23.67 feet;
 thence South 59°32'47" West 68.00 feet;
 thence South 47°33'33" West 447.88 feet;
 thence South 51°16'12" West 118.14 feet;
 thence South 60°12'39" West 201.18 feet to the point of beginning.

Contains 2,875,351 Square Feet or 66.009 Acres

Parcel 2

A parcel of land situate in within the Southeast Quarter of Section 20 and the Southwest Quarter of Section 21, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point North 00°00'09" East 1,205.90 feet along the section line and East 1,558.72 from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence North 37°14'54" East 133.55 feet;
 thence North 45°15'36" East 150.05 feet;
 thence North 41°29'16" East 174.63 feet;
 thence North 23°44'21" East 29.52 feet;
 thence North 42°10'13" East 155.50 feet;

thence North 19°00'34" East 323.10 feet;
 thence North 31°03'19" East 365.25 feet;
 thence North 54°20'09" East 351.51 feet;
 thence North 68°56'07" East 212.17 feet;
 thence South 72°05'44" East 483.53 feet;
 thence South 00°09'12" East 575.28 feet;
 thence North 89°14'34" East 270.18 feet;
 thence North 89°14'34" East 430.86 feet;
 thence South 00°09'12" East 80.38 feet;
 thence South 46°02'31" West 116.02 feet;
 thence Southwesterly 96.54 feet along the arc of a 469.00 foot radius curve to the right
 (center bears North 43°57'29" West and the chord bears South 51°56'20" West 96.37 feet with
 a central angle of 11°47'37");
 thence South 57°50'09" West 219.56 feet;
 thence Southwesterly 183.94 feet along the arc of a 381.00 foot radius curve to the left
 (center bears South 32°09'51" East and the chord bears South 44°00'19" West 182.16 feet with
 a central angle of 27°39'39");
 thence South 30°10'29" West 154.91 feet;
 thence Southwesterly 60.05 feet along the arc of a 201.00 foot radius curve to the left
 (center bears South 59°49'31" East and the chord bears South 21°36'59" West 59.83 feet with a
 central angle of 17°07'01");
 thence South 13°03'28" West 30.00 feet;
 thence North 76°56'32" West 107.04 feet;
 thence South 32°19'12" West 258.97 feet;
 thence South 76°56'32" East 192.48 feet;
 thence South 13°03'28" West 20.00 feet;
 thence Southwesterly 51.94 feet along the arc of a 139.00 foot radius curve to the right
 (center bears North 76°56'32" West and the chord bears South 23°45'49" West 51.64 feet with
 a central angle of 21°24'41");
 thence South 34°28'09" West 553.72 feet;
 thence Southwesterly 48.55 feet along the arc of a 139.00 foot radius curve to the right
 (center bears North 55°31'51" West and the chord bears South 44°28'28" West 48.30 feet with
 a central angle of 20°00'39");
 thence South 54°28'48" West 78.08 feet;
 thence Southwesterly 101.96 feet along the arc of a 201.00 foot radius curve to the left
 (center bears South 35°31'12" East and the chord bears South 39°56'53" West 100.87 feet with
 a central angle of 29°03'49");
 thence South 25°24'58" West 78.21 feet;
 thence North 56°57'57" West 40.36 feet;
 thence South 25°24'58" West 31.67 feet;
 thence Southwesterly 22.41 feet along the arc of a 179.00 foot radius curve to the right
 (center bears North 64°35'02" West and the chord bears South 29°00'13" West 22.40 feet with
 a central angle of 07°10'29");
 thence South 32°35'27" West 49.50 feet;

thence South $36^{\circ}24'18''$ West 42.83 feet;
thence North $57^{\circ}24'33''$ West 98.28 feet;
thence Northwesterly 81.90 feet along the arc of a 444.00 foot radius curve to the right
(center bears North $32^{\circ}35'27''$ East and the chord bears North $52^{\circ}07'29''$ West 81.79 feet with a
central angle of $10^{\circ}34'08''$);
thence North $46^{\circ}50'25''$ West 359.55 feet;
thence Northwesterly 187.47 feet along the arc of a 494.00 foot radius curve to the right
(center bears North $43^{\circ}09'35''$ East and the chord bears North $35^{\circ}58'06''$ West 186.35 feet with
a central angle of $21^{\circ}44'36''$);
thence North $25^{\circ}05'48''$ West 153.97 feet;
thence Northwesterly 216.20 feet along the arc of a 486.00 foot radius curve to the left
(center bears South $64^{\circ}54'12''$ West and the chord bears North $37^{\circ}50'27''$ West 214.42 feet
with a central angle of $25^{\circ}29'18''$);
thence North $50^{\circ}35'06''$ West 239.74 feet;
thence North $50^{\circ}35'06''$ West 232.70 feet to the point of beginning.

Contains 2,866,001 Square Feet or 65.794 Acres