

**EXHIBIT "A" TO
WARRANTY DEED
DATED DECEMBER 27, 2023**

Tax Serial No. 14:053:0169

Commencing North 0°10'9" West 354.82 feet along the Section Line and West 592.95 feet and North 88°7'40" East 1165.47 feet and North 88°23'43" East 491.43 feet and North 87°56'18" East 2211.93 feet from the Southwest Corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 87°56'18" West 619.97 feet; thence North 0°20'52" West 53.9 feet; thence along a curve to the right (chord bears: North 7°58'0" East 116.24 feet, radius = 975 feet); thence North 11°23'3" East 137.21 feet; thence along a curve to the left (chord bears: North 5°41'31" East 84.8 feet, radius = 427.5 feet); thence North 68.02 feet; thence North 47°54'21" East 19.47 feet; thence North 88°54'21" East 6.73 feet; thence along a curve to the right (chord bears: South 87°20'30" East 235.48 feet, radius = 1799 feet); thence along a curve to the left (chord bears: South 87°16'19" East 244.23 feet, radius = 1901 feet); thence North 89°2'42" East 10.1 feet; thence South 7°45'37" East 428.36 feet along the west line of the railroad to the beginning. Area 5.771 acres.

Tax Serial No. 14:050:0106

Commencing North 0°10'9" West 463.94 feet along the Section Line and East 2654.38 feet from the Southwest Corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 87°56'18" West 3.12 feet; thence along a curve to the right (chord bears: North 2°57'37" East 54.08 feet, radius = 975 feet); thence South 0°20'52" East 53.9 feet to the point of beginning. Area 0.002 acres.

TOGETHER with all improvements and appurtenances thereunto belonging.

SUBJECT TO liens, easements, rights of way, restrictions and reservations appearing of record.