

When Recorded Mail To:  
Mitchell Development, L.C.  
1455 West 200 South  
Lindon, UT 84042

## QUIT-CLAIM DEED

PACIFICORP, an Oregon corporation doing business as Rocky Mountain Power, (successor in interest by merger to Utah Power & Light Company, a Utah corporation), GRANTOR, hereby QUITCLAIMS to Mitchell Development, L.C., a Utah 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 Utah County, State of Utah, to-wit:

A portion of Utah County Parcel No. 27-037-0115 being described by survey as follows:

A portion of the Southwest Quarter and the Northwest Quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Spanish Fork, Utah, more particularly described as follows:

Beginning at the West Quarter Corner of Section 27, T8S, R3E, S.L.B.&M.; thence N0°12'09"W along the section line 395.47 feet; thence S28°14'00"E 448.03 feet to a point on the South line of that real property described at Entry No. 24369:1978 in the official records of Utah County; thence S89°47'51"W along said line 210.55 feet to the point of beginning.

Tax Id No.: 27-037-0115

Together with improvements thereon.

EXCEPTING unto Grantor all water and mineral rights appurtenant to said property, together with the right of the Grantors or their lessee, heirs, devisees, or their assigns, to enter upon said property for development and/or extraction of said minerals.

Said property shall be subject to easements, restrictions and rights of way currently of record and/or enforceable in law and equity and the general property taxes for the year 2022 and thereafter.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[Signature(s) to follow on the next page]

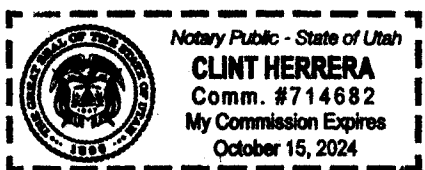
IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto affixed by its duly authorized officer this 8<sup>th</sup> day of August, 2022.

PACIFICORP, an Oregon Corporation d/b/a  
Rocky Mountain Power

By: Roger B Rigby  
Name: ROGER B. RIGBY  
Title: DIR. REAL ESTATE

STATE OF UTAH )  
 )ss.  
COUNTY OF SALT LAKE )

On this 8<sup>th</sup> day of August, 2022, personally appeared before me Roger B Rigby, who being by me duly sworn did state that he/she is a Dir. Real Estate of Pacificorp, an Oregon Corporation d/b/a Rocky Mountain Power, and that the within and foregoing instrument was signed by authority of said corporation and said Corporate Governance duly acknowledged to me that said corporation executed the same.



My Commission Expires: Oct. 15, 2024

Clint Herrera  
Notary Public  
Residing In: West Jordan, UT