

WHEN RECORDED MAIL TO:
GRANTEE
111 East Broadway, Suite 900
Salt Lake City, Utah 84111

PARCEL 5 (04-007-0029) ENCUMBERS:
04-007-0047, 04-007-0064
PARCEL 6 (04-007-0034) ENCUMBERS:
04-007-0064

QUIT CLAIM DEED

GARFF RANCH OPERATIONS LLC a Utah limited liability company,
grantor

hereby,
QUIT CLAIMS to,

MANGO - SPIRAL JETTY, LLC, a Utah limited liability company,
grantee

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in
Box Elder County, Utah:

SEE ATTACHED EXHIBIT "A"

Tax ID Nos: 04-008-0012, 04-007-0027, 04-007-0028, 04-007-0029, 04-007-0034, 04-007-0035, 02-011-
0004, 02-011-0005, 02-011-0009, 03-008-0041, 03-008-0040, 03-008-0039, 04-007-0036, 04-007-0041, 03-
008-0004, 03-008-0005, 03-008-0010, 03-008-0011 and 03-008-0020

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, this 19 day of December, 2019

GARFF RANCH OPERATIONS LLC a Utah limited liability
company

By: 
Matthew B. Garff, Manager

NOTARY ACKNOWLEDGMENT

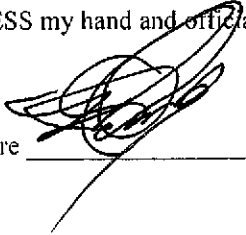
STATE OF UTAH)

COUNTY OF DAVIS)

On December 12, 2019 before me, MARK HENDRY a Notary Public, personally appeared **Matthew B. Garff**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Garff Ranch Operations LLC, a Utah limited liability company

Grantee: Mango - Spiral Jetty, LLC, a Utah limited liability company

Tax ID Number(s): 04-008-0012, 04-007-0027, 04-007-0028, 04-007-0029, 04-007-0034, 04-007-0035, 02-011-0004, 02-011-0005, 02-011-0009, 03-008-0041, 03-008-0040, 03-009-0039, 04-007-0036, 04-007-0041, 03-000-0004, 03-008-0001

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>13-43, 13-2324, 13-2325 and 13-2326</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: *Math Beffell*

Grantee's Acknowledgment of Receipt: *Math Beffell*

Grantee's Mailing Address: 111 East Broadway, Suite 900, Salt Lake City, Utah 84111

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

SIGNATURE PAGE TO WATER RIGHTS ADDENDUM TO LAND DEEDS

GARFF RANCH OPERATIONS LLC, a Utah limited liability company

By: Matthew B. Garff
Matthew B. Garff Manager

MANGO - SPIRAL JETTY, LLC, a Utah limited liability company

By: Matthew B. Garff
Matthew B. Garff Manager

EXHIBIT "A"

(PROMONTORY RANCH)

**PARCEL 1:
INTENTIONALLY LEFT BLANK**

**PARCEL 2:
LOTS 1, 2, AND 3 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 8 WEST, SALT LAKE BASE
AND MERIDIAN.**

SERIAL NUMBER: 04-008-0012

**PARCEL 3:
THE EAST HALF AND THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF
SECTION 20, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.**

SERIAL NUMBER: 04-007-0027

**PARCEL 4:
ALL OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND
MERIDIAN.**

SERIAL NUMBER: 04-007-0028

**PARCEL 5:
THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND
MERIDIAN.**

SERIAL NUMBER: 04-007-0029 ALSO ABSTRACTED TO 04-007-0064, 0047

**PARCEL 6:
THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER, THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER, OF
SECTION 27, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.**

SERIAL NUMBER: 04-007-0034 ALSO ABSTRACTED TO 04-007-0064

**PARCEL 7:
ALL OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND
MERIDIAN.**

SERIAL NUMBER: 04-007-0035

**PARCEL 8:
ALL OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 7 WEST, SALT LAKE MERIDIAN.**

SERIAL NUMBER: 02-011-0004

**PARCEL 9:
ALL OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 7 WEST, SALT LAKE MERIDIAN.
SERIAL NUMBER: 02-011-0005**

PARCEL 10:

LOTS 1, 2, AND 3 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 7 WEST, SALT LAKE MERIDIAN.

SERIAL NUMBER: 02-011-0009

PARCEL 11:

LOTS 1, 2, 3, AND 4, AND THE NORTH HALF AND NORTH HALF OF SOUTH HALF OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE MERIDIAN.

SERIAL NUMBER: 03-008-0041

PARCEL 12:

LOTS 1, 2, 3, AND 4 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE MERIDIAN.

SERIAL NUMBER: 03-008-0040

PARCEL 13:

LOTS 1, 2, 3, 4, 5, AND 6, AND THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE MERIDIAN.

SERIAL NUMBER: 03-008-0039

PARCEL 14:

THE EAST HALF OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.

SERIAL NUMBER: 04-007-0036

PARCEL 15:

THE WEST HALF, THE WEST HALF OF THE NORTHEAST QUARTER, WEST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.

SERIAL NUMBER: 04-007-0041

PARCEL 16:

THE WEST HALF OF THE WEST HALF OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.

SERIAL NUMBER: 03-008-0004

PARCEL 17:

LOTS 1 AND 2, SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.

SERIAL NUMBER: 03-008-0005

PARCEL 18:

ALL OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.

SERIAL NUMBER: 03-008-0010

PARCEL 19:

THE SOUTHWEST QUARTER, SOUTH HALF OF THE NORTHWEST QUARTER; NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 10, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.

SERIAL NUMBER: 03-008-0011

PARCEL 20:

WEST HALF OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.

SERIAL NUMBER: 03-008-0020

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]

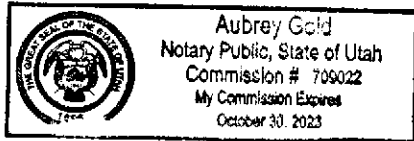
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 26 day of January, 2022.

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.