

WHEN RECORDED MAIL TO:

Parsons Behle & Latimer
Attn: Jackie H. Pope
201 South Main Street, Suite 1800
Salt Lake City, Utah 84111

SPACE ABOVE LINE FOR RECORDER'S USE

Parcel Number: 26:042:0004

WARRANTY DEED

Crandall Properties, Ltd., a Utah limited partnership, grantor, with an address of 1034 South Main Street, Springville, Utah 84663, hereby conveys and warrants to Haystack Properties LLC, an Idaho limited liability company, grantee, with an address of 1034 Kimball Lane, Bancroft, Idaho 83217, the real property situated in Utah County, Utah and described on the attached Exhibit A (the "Property").

Together with all improvements, easements, hereditaments, and appurtenances to the Property.

Subject to all real property taxes and assessments not yet due and payable; all existing patent reservations, easements, rights of way, reservations of oil, gas, mineral, hydrocarbon, geothermal, and carbon dioxide deposits and rights, and protective and restrictive covenants and other matters apparent or of record; all applicable zoning ordinances and building codes and other agreements, laws, rules, ordinances, and regulations; and all encroachments, overlaps, boundary line disputes, claims of easements, and other matters that would be disclosed by an accurate survey or inspection of the Property.

Grantor, for itself and its successors and assigns, does hereby covenant, warrant, and shall defend the quiet and peaceable possession of the Property by grantee and grantee's successors and assigns forever against the lawful claims of all persons, subject to the provisions of this instrument.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, grantor has executed this instrument this 8th day of October, 2021.

GRANTOR:

Crandall Properties, Ltd., a Utah limited partnership

By: Crandall Enterprise Limited Partnership, a Utah partnership, its General Partner

By: Calvin V. Crandall
Calvin V. Crandall, Partner

By: Kathryn W. Crandall
Kathryn W. Crandall, Partner

By: Kimball Lane Limited Partnership, an Idaho limited partnership, its General Partner

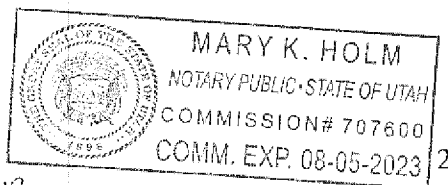
By: Kimball Lane Management, LLC, an Idaho limited liability company, its General Partner

By: Craig C. Crandall
Craig C. Crandall, Manager

State of Utah)
)
County of Utah)

On this 8th day of October, in the year 2021, personally appeared before me Calvin V. Crandall, whose identity is personally known to me (or proven on the basis of satisfactory evidence), and who by me duly sworn, did say that he is a partner of Crandall Enterprise Limited Partnership, a Utah partnership, and that said document was signed by him in behalf of said partnership, and said Calvin V. Crandall acknowledged to me that said partnership executed the same as a general partner of Crandall Properties, Ltd., a Utah limited partnership.

Witness my hand and official seal.



[Signature]
Notary Public

State of Utah)
)
County of Utah)

On this 8th day of October, in the year 2021, personally appeared before me Kathryn W. Crandall, whose identity is personally known to me (or proven on the basis of satisfactory evidence), and who by me duly sworn, did say that she is a partner of Crandall Enterprise Limited Partnership, a Utah partnership, and that said document was signed by her in behalf of said partnership, and said Kathryn W. Crandall acknowledged to me that said partnership executed the same AS A GENERAL PARTNER OF Crandall Properties, Ltd., a Utah limited partnership.

Witness my hand and official seal.

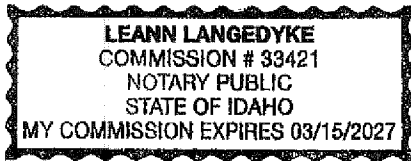


[Signature]
Notary Public

STATE OF IDAHO)
) : ss.
County of Caribou)

On this 8 day of October, 2021, before me the undersigned Notary Public in and for said State, personally appeared Craig C. Crandall, known or identified to me to be the Manager of Kimball Lane Management, LLC, an Idaho limited liability company, the general partner in Kimball Lane Limited Partnership, an Idaho limited partnership, known or identified to me to be a General Partner of Crandall Properties, Ltd., a Utah limited partnership, and one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the within instrument on behalf of said entities, and that such entities executed the same in said partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
Notary Public
Residing at: Soda Springs ID 83276
My commission expires: 03/15/2027

EXHIBIT A

Commencing at the East Quarter corner Section 5, T. 8S, R. 3E, SLB&M; North 10 chains; West 5.13 chains; South 10 chains; East 5.24 chains to beginning.

(Parcel No. 26:042:0004)

When recorded, please mail to:

Wood Springs LLC
407 N. Main St.
Springville, UT 84663-1036

Haystack Properties LLC
1034 Kimball Lane
Bancroft, ID 833217

QUIT-CLAIM DEED

Wood Springs LLC, a Utah limited liability company, Grantor, of Springville, Utah County, Utah

Hereby QUIT-CLAIMS to

Haystack LLC, an Idaho limited liability company, Grantees, of Bancroft, Idaho,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

BEGINNING AT A POINT LOCATED WEST 308.864 FEET AND NORTH 427.692 FEET FROM THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°20'00" WEST 29.705 FEET; THENCE NORTH 231.016 FEET; THENCE SOUTH 89°20'00" EAST 32.391 FEET; THENCE SOUTH 00°39'59" WEST 231.00 FEET TO THE POINT OF BEGINNING.

AREA = 7,172 SQ. FT. OR 0.1646 ACRES

AND

BEGINNING AT A POINT LOCATED WEST 338.567 FEET AND NORTH 5.097 FEET FROM THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°08'19" WEST 8.713 FEET; THENCE NORTH 01°34'51" EAST 315.775 FEET; THENCE SOUTH 315.786 FEET TO THE POINT OF BEGINNING.

AREA = 1,376 SQ. FT. OR 0.0316 ACRES

WITNESS the hand of said grantor, this 28th day of Nov, 2023.

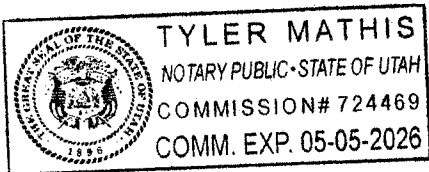
Wood Springs LLC, a Utah limited liability company

By: [Signature] (Print and Sign name)

Its: DAVID R SIMPSON MANAGER

STATE OF UTAH)
 : ss
COUNTY OF UTAH)

On this 28 day of November, 2023, personally appeared before me David Simpson, whose identity is personally known by me or proven by satisfactory evidence to me, and who by me duly sworn/affirmed, did say that he is the manager of **Wood Springs LLC, a Utah limited liability company.** and that said document was signed by him on behalf of said **Wood Springs LLC, a Utah limited liability company**, and acknowledged to me that said manager executed the same.



[Signature]
Notary Public