When recorded mail to:

Cole Mt Ranch LLC
Dan J. Coleman
832 S. Songbird Lane
Saratoga Springs, Utah 84045

### WARRANTY DEED

UTAH LAND HOLDINGS NO. 1 LLC, a Nevada limited liability company (Grantor) of Clark County, State of Nevada, does hereby grant, convey, covenant and warrant against all who claim by, through, or under the Grantor to COLE MT RANCH LLC (Grantee) of Salt Lake County, State of Utah, for the sum of ten dollars, good and valuable consideration, acknowledged and received, the following described real property located in Sevier County, State of Utah, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to easements and right-of-way of record and enforceable in law and equity.

Witness the hand of said Grantor this 19 day of May, 2020.

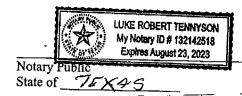
UTAH LAND HOLDINGS NO. 1 LLC, a Nevada limited liability company

Lyle J. Mortensen, Manager

STATE OF TEXAS ) ss COUNTY OF TARRANT )

On the 14 day of May, 2020, personally appeared before me LYLE J. MORTENSEN, who first being swore did say that he is the manager of UTAH LAND HOLDINGS NO. 1, LLC, a Nevada limited liability company, with authority to execute this instrument on behalf of said limited liability company and duly acknowledged to me that said limited liability company executed the same pursuant to appropriate authorization.

[affix seal here]



Warranty Deed B: 0767 P: 0454
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier County Recorder Page 1 of 2
Jason Monroe Sevier Recorder Page 1 of 2
Jason Monroe Sevier Recorder Page 1 of 2
Jason Monroe Recorder Page 1 of 2
Jason Monroe Sevier Recorder Page 1 of 2
Jason Monroe Reco

# Exhibit "A" (Property Descriptions)

Parcel #1: The West half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 20, Township 22 South, Range 3 East, Salt Lake Base and Meridian. Area 120.0 acres, more or less. (4-157-1)

Parcel #2: All of Section 29, Township 22 South, Range 3 East, Salt Lake Base and Meridian. Area 640 acres, more or less. (4-158-1)

Parcel #3: The Northeast Quarter; the Southeast Quarter; the East half of the Northwest Quarter; the East half of the Southwest Quarter; and Lots 1, 2, 3, and 4 of Section 30, Township 22 South, Range 3 East, Salt Lake Base and Meridian. Area 636.60 acres, more or less. (4-158-2)

Parcel #4: The North half of the Southeast Quarter; the Northeast Quarter; the Northeast Quarter of the Southwest Quarter; the Northeast Quarter of the Northwest Quarter; the Southeast Quarter of the Northwest Quarter; and Lots 1, 2, and 3 of Section 31, Township 22 South, Range 3 East, Salt Lake Base and Meridian. Area 477.61 acres, more or less. (4-158-3)

Parcel #5: The Southwest Quarter of the Southwest Quarter of Section 32, Township 22 South, Range 3 East, Salt Lake Base and Meridian. Area 40.0 acres, more or less. (4-158-4)

Parcel #6: The Northwest Quarter of the Southwest Quarter; the Northwest Quarter; and the Northwest Quarter of the Northeast Quarter of Section 32, Township 22 South, Range 3 East, Salt Lake Base and Meridian. Area 240 acres, more or less. (4-158-6)

Subject to and together with an Easement and Right of Way on the existing road and, as necessary, traversing property in the Southeast Quarter of the Southwest Quarter of said Section 32, Township 22 South, Range 3 East, Salt Lake Base and Meridian on the land.

Subject to and together with the right of ingress and egress over the existing Roadway extending from 1-70 Frontage Road across Section 20, 29 and 32, to the South boundary of Section 32, Township 22 South, Range 3 East, Salt Lake Base and Meridian.

Reserving unto the United States of America and/or the State of Utah all coal, and other minerals and rights appurtenants together with the right to enter upon and use the surface of the land for exploration, drilling or extraction of said minerals.

Grantor grant all rights held by the Grantors to use a bridge providing access to and from the County Road in Section 20, Township 22 South, Range 3 East, Salt Lake Base and Meridian, providing access to all property described herein.

Grantor further grants all water rights and mineral rights held in connection with said property.

DOC # 00415178

Warranty Deed B: 0767 P: 0455

Jason Monroe Sevier County Recorder Page 2 of 2
05/26/2020 02:48:23 PMFee \$74.00By NELSON SNUFFER DAHL

When recorded mail to:

Cole Mt Ranch LLC
Dan J. Coleman
832 S. Songbird Lane
Saratoga Springs, Utah 84045

### WARRANTY DEED

SHINTAKU FAMILY LIMITED PARTNERSHIP (Grantor) of Clark County, State of Nevada, does hereby grant, convey, covenant and warrant against all who claim by, through, or under the Grantor to *COLE MT RANCH LLC* (Grantee) of Salt Lake County, State of Utah, for the sum of ten dollars, good and valuable consideration, acknowledged and received, the following described real property located in Sevier County, State of Utah, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to easements and right-of-way of record and enforceable in law and equity.

Witness the hand of said Grantor this Aday of May, 2020.

SHINTAKU FAMILY LIMITED PARTNERSHIP, a Nevada domestic limited partnership

By: Cheryl Shintaku, General Manager

COUNTY OF CLARK )

On the Aday of May, 2020, personally appeared before me CHERYL SHINTAKU, who first being swore did say that she is the general manager of the SHINKTAKU FAMILY LIMITED PARTHERSIP, a Nevada domestic limited partnership, with authority to execute this instrument on behalf of said limited partnership and duly acknowledged to me that said limited liability company executed the same pursuant to appropriate authorization.

Notary Public - State Of Nevada COUNTY OF CLARK
SHAWNA DIEP
My Appointment Expires
No. 20-8332-01 April 15, 2024

[affix seal here]

Motary Public.

State of NEVADE

DOC # 00415179

Jarranty Deed B: 0767 P: 0490 Jason Monroe Sevier County Recorder Page 1 of 2 Jason Monroe Sevier County Recorder Page 1 of 2 Jarranto Maria Della Jarranto Della Jarranto

## EXHIBIT "A" LEGAL DESCRIPTION

#### Parcel 1:

The Northeast Quarter of the Southeast Quarter of Section 20, Township 22 South, Range 3 East, Salt Lake Base and Meridian.

Together with any and all water rights appurtenant to said property.

Subject to and together with existing roadway 33 feet in width over and across said land which provides access from I-70 frontage road across this parcel to adjoining lands. Also, together with the right to use a bridge providing access to and from the county road in Section 20, Township 22 South, Range 3 East, Salt Lake Base and Meridian.

Parcel No. 4-157-3

#### Parcel 2:

The South One Half of the Southwest Quarter, and the South One Half of the Southeast Quarter of Section 31, Township 22 South, Range 3 East, Salt Lake Base and Meridian. Containing 160 acres more or less.

Together with any and all water rights appurtenant to said property.

Subject to and together with an existing roadway 33 feet in width extending from I-70 frontage road across sections 20, 29, 30, 31 and 32 as located on the land to provide access to this and other lands. Also, together with the right to use a bridge providing access to and from the county road in Section 20, Township 22 South, Range 3 East, Salt Lake Base and Meridian.

Parcel No. 4-158-7

File Number: 34941 Warranty Deed Ent BP UT DOC # 00415179

Warranty Deed B: 0767 P: 0457

Jason Monroe Sevier Country Recorder Page 2 of 2 05/26/2020 02:48:23 PMFee \$40.00By NELSON SNUFFER DAHL