

When recorded, return to:
Jones Waldo Holbrook & McDonough, P.C.
170 S. Main St., Suite 1500
Salt Lake City, UT 84101-1622
Attn: Glen D. Watkins

Space above for recorder's use

WARRANTY DEED

Micron Technology, Inc., a Delaware corporation ("**Grantor**"), whose principal office is located at 8000 South Federal Way, Post Office Box 6, Boise, Idaho 83707-0006, hereby conveys and warrants, to IM Flash Technologies, LLC, a Delaware limited liability company ("**Grantee**") whose address will be 1550 East 3400 North, Lehi, Utah 84043 that certain property located in the City of Lehi, County of Utah, State of Utah, and more particularly described on Exhibit A attached hereto and incorporated by reference herein, together with all improvements thereon (the "**Property**"), reserving in the Grantor all water rights appurtenant to the Property.


The foregoing grant is subject, however, to all permitted exceptions set forth on Exhibit B attached hereto and incorporated by reference herein.

Notwithstanding the foregoing, the liability of Grantor under the foregoing warranty covenants, as to matters other than acts by, through or under Grantor, shall be limited to the amount of proceeds, if any, that Grantor recovers by reason of the breach of any such warranty under any title insurance policy heretofore issued to Grantor relating to the Property; provided, however, that nothing herein shall be construed as limiting, in any way, the liabilities of Grantor as set forth in that certain Master Agreement between Grantor and Intel Corporation dated as of the 18th day of November, 2005.

In Witness Whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 28th day of February, 2006.

Micron Technology, Inc.

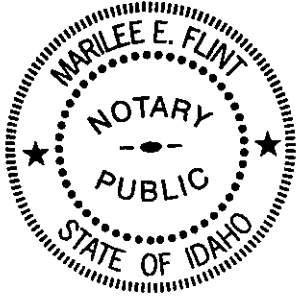
Attest: _____
Name:
Title: Secretary

By: 
Name: Steven R. Appleton
Title: President and CEO

State of Idaho)
)
County of Ada) ss

On the 28th day of February, 2006, personally appeared before me the above Steven R. Appleton the President and Chief Executive Officer of Micron Technology, Inc., a Delaware corporation, who, being by me duly sworn did say, for himself, that the within instrument was signed by him on behalf of said corporation by authority of its board of directors.

[Seal]



Marilee E. Flint

Notary Public

Commission expires: 5/6/2011

IM Flash Technologies, IncParcel 1A

A parcel of land, situate in the SE1/4 and NE1/4 of Section 28, SW1/4 of Section 27, NE1/4 of Section 33, and NW1/4 of Section 34, Township 4 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel are described as follows:

Beginning at a point on the Northerly Right-of-Way Line of State Route 92, said point also being S89°58'41"E 403.26 feet along the Section Line and S04°02'40"E 1303.43 feet from the South Quarter Corner of said Section 28; and running thence N04°02'40"W 2857.75 feet; thence N83°28'20"E 283.68 feet; thence N53°05'33"E 1215.74 feet; thence N14°38'07"W 368.81 feet; thence N75°21'53"E 982.07 feet; thence S07°33'50"E 420.33 feet; thence S74°14'09"E 1731.40 feet; thence S01°24'45"W 3315.83 feet to said Northerly Right-of-Way Line; thence the following six courses along said Northerly Right-of-Way Line: (1) S89°41'35"W 366.16 feet; (2) thence S89°43'46"W 790.00 feet; (3) thence S89°40'02"W 1110.00 feet; (4) thence S89°44'09"W 670.00 feet; (5) thence S89°41'35"W 200.09 feet; (6) thence N89°58'01"W 413.07 feet to the point of beginning. Contains 303.424 Acres

Excepting therefrom:

Any part of the above described property lying within the Right-of-Way Limits of the State Route 92.

Also Less and Excepting therefrom:

A parcel of land located in the East half of Section 28, and the Southwest quarter of Section 27, in Township 4 South, Range 1 East, Salt Lake Base and Meridian, Utah County, more particularly described as follows:

Beginning at a point that is North 49°33'54" East 689.864 feet from the South quarter corner of said section 28, a found brass cap monument set in concrete; thence North 7°36'13" West 561.630 feet; thence North 57°40'47" East 197.972 feet; thence North 32°19'13" West 130.000 feet; thence North 57°40'51" East 470.000 feet; thence North 32°19'13" West 292.138 feet; thence North 57°40'47" East 927.501 feet; thence North 14°38'07" West 470.873 feet; thence North 75°21'53" East 850.000 feet; thence South 14°38'07" East 393.198 feet; thence South 74°14'09" East 895.770 feet; thence South 15°45'51" West 356.197 feet; thence South 74°14'09" East 434.876 feet; thence South 15°45'51" West 1,123.803 feet; thence North 74°14'09" West 945.256 feet; thence South 81°45'51" West 494.185 feet; thence South 57°45'51" West 643.508 feet; thence South 81°48'12" West 794.602 feet to the point of beginning.

Net Acreage 203.571 Acres

Parcel 1B

A parcel of land located in the East half of Section 28, and the Southwest quarter of Section 27, in Township 4 South, Range 1 East, Salt Lake Base and Meridian, Utah County, more particularly described as follows:

Beginning at a point that is North 49°33'54" East 689.864 feet from the South quarter corner of said section 28, a found brass cap monument set in concrete; thence North 7°36'13" West 561.630 feet; thence North 57°40'47" East 197.972 feet; thence North 32°19'13" West 130.000 feet; thence North 57°40'51" East 470.000 feet; thence North 32°19'13" West 292.138 feet; thence North 57°40'47" East 927.501 feet; thence North 14°38'07" West 470.873 feet; thence North 75°21'53" East 850.000 feet; thence South 14°38'07" East 393.198 feet; thence South 74°14'09" East 895.770 feet; thence South 15°45'51" West 356.197 feet; thence South 74°14'09" East 434.876 feet; thence South 15°45'51" West 1,123.803 feet; thence North 74°14'09" West 945.256 feet; thence South 81°45'51" West 494.185 feet; thence South 57°45'51" West 643.508 feet; thence South 81°48'12" West 794.602 feet to the point of beginning.

Contains 99.853 Acres

EXHIBIT B

Permitted Exceptions

1. General property taxes for the year 2004 have been paid in the amount of \$191,935.59. Tax ID No. 11-029-0032. New Tax ID No. for 2005 is 11-029-0034.

General property taxes for the year 2004 have been paid in the amount of \$3.10. Tax ID No. 11-030-0026.

General property taxes for the year 2005 have been assessed in the amount of \$281.36 and are due and payable by November 30, 2005. Tax ID No. 11-029-0501.

General property taxes for the year 2004 have been paid in the amount of \$14.26. Tax ID No. 11-034-0015.

2. Said land is included within the incorporated city limits of Lehi and Draper a municipal corporation of the State of Utah, and is subject to any charges and assessments made thereby.
3. Permission to locate and construct all irrigation and/or waste water ditches made necessary by the construction of the State Highway, granted to the State Road Commission of Utah by that certain Warranty Deed recorded August 21, 1950, as Entry No. 9527, in Book 560, at Page 226, and by that certain Quit-Claim Deed recorded June 19, 1950 as Entry No. 6930 in Book 554 at Page 431 of Official Records.
4. Findings of Fact and Conclusions of Law, recorded May 9, 1959 as Entry No. 3676 in Book 806 at Page 325 and Decree recorded March 9, 1959 as Entry No. 3677 in Book 806 at Page 334 of Official Records, which states that subject property is included within the boundaries of the North Utah County Water Conservancy District and is subject to charges and assessments levied there under.

NOTE: The State of Utah, acting through the Board of Water Resources, formerly known as the Utah Water and Power Board, did convey its interest under the above instruments to the Lehi Irrigation Company, by that certain Transfer and Conveyance recorded March 27, 1995 as Entry No. 18366 in Book 3645 at Page 55 of Official Records.

5. Contract Compensating Landowner for Government Use of Reserved Right of Way for the Jordan Aqueduct, Reach 4, Bonneville Unit, Central Utah Project, together with the covenants and conditions contained therein, recorded May 13, 1981 as Entry No. 13874 in Book 1913 at Page 204 of Official Records.

NOTE: The temporary use of Parcel No. JA-458 (T), as set forth therein was relinquished by that certain Relinquishment of Temporary Use of Reserved Right-of-

Way, recorded May 21, 1990 as Entry No. 15940 in Book 2691 at Page 166 of Official Records.

6. Contract Compensating Landowner for Government Use of Reserved Right of Way for the Jordan Aqueduct, Reach 4, Bonneville Unit, Central Utah Project, together with the covenants and conditions contained therein, recorded May 13, 1981 as Entry No. 13875 in Book 1913 at Page 212 of Official Records.

NOTE: The temporary use of Parcel No. JA-458A (T), as set forth therein was relinquished by that certain Relinquishment of Temporary Use of Reserved Right-of-Way, recorded May 21, 1990 as Entry No. 15942 in Book 2691 at Page 173 of Official Records.

7. Ordinance adopting by reference the Utah County Zoning Ordinance and the Official Utah County Zone Map, recorded May 23, 1990 as Entry No. 16142 in Book 2691 at Page 572 of Official Records.
8. Utah County Zoning Ordinance, recorded May 23, 1990 as Entry No. 16143 in Book 2691 at Page 575 of Official Records.
9. Official Utah County Zone Map, recorded May 23, 1990 as Entry No. 16144 in Book 2692 at Page 1 of Official Records.
10. Ordinance No. 1990-16 Revising the Boundaries of Service Area No. 9, recorded May 23, 1990 as Entry No. 16149 in Book 2692 at Page 378 of Official Records.
11. Ordinance describing the boundaries of Utah County Service Area No. 9 and stating the types of services to be provided therein recorded May 23, 1990 as Entry No. 16150 in Book 2692 at Page 380 of Official Records.
12. An easement as granted to Utah Power & Light Company by that certain Easement recorded January 13, 1987 as Entry No. 1429 in Book 2375 at Page 814 of Official Records.
13. Annexation and Development Agreement, dated June 13, 1995, between Lehi City, a Utah municipal corporation and Micron Technology, Inc., a Delaware corporation, recorded July 19, 1995 as Entry No. 46186 in Book 3723 at Page 312 of Official Records.
14. Notice of Adoption of Redevelopment Plan entitled "Alpine Highway Economic Development Plan" and dated August 22, 1995, recorded October 25, 1995 as Entry No. 72445 in Book 3799 at Page 118 of Official Records.
15. Notice of Commencement dated June 27, 1995 recorded July 12, 1995 as Entry No. 44424 in Book 3718 at Page 289 of Official Records.

16. Notice of Commencement dated December 2, 1997 recorded December 19, 1997 as Entry No. 101020 in Book 4469 at Page 726 of Official Records.
17. Notice of Commencement dated December 2, 1997 recorded December 19, 1997 as Entry No. 101021 in Book 4469 at Page 728 of Official Records.
18. Notice of Commencement dated December 2, 1997 recorded December 19, 1997 as Entry No. 101402 in Book 4470 at Page 875 of Official Records.
19. Notice of Commencement of Construction recorded February 20, 1998 as Entry No. 15995 in Book 4532 at Page 827 of Official Records.
20. Notice of Commencement of Construction recorded February 20, 1998 as Entry No. 15996 in Book 4532 at Page 829 of Official Records.
21. Notice of Commencement of Construction recorded February 20, 1998 as Entry No. 15997 in Book 4532 at Page 831 of Official Records.
22. Notice of Commencement of Construction recorded for Okland Construction Company, Inc. on December 12, 2000 as Entry No. 98208:2000 of Official Records.
23. Notice of Commencement of Construction recorded for Okland Construction Company, Inc. on December 12, 2000 as Entry No. 98209:2000 of Official Records.
24. Notice of Commencement of Construction recorded for Okland Construction Company, Inc. on March 5, 2001 as Entry No. 20120:2001 of Official Records.
25. Reservations as contained in that certain Special Warranty Deed recorded February 26, 2004 as Entry No. 21543:2004 of Official Records.
26. Reservations as contained in that certain Special Warranty Deed recorded February 26, 2004 as Entry No. 21544:2004 of Official Records.
27. Reservations as contained in that certain Special Warranty Deed recorded February 26, 2004 as Entry No. 21549:2004 of Official Records.
28. Easement Agreement, dated October 27, 2005, between Micron and Questar Gas Company.

MTA 271360

RECORDED AT THE REQUEST OF:

IM FLASH TECHNOLOGIES, LLC
Attn: Nathan Hyde, Senior Counsel
4000 North Flash Drive
Lehi, Utah 84043

ENT 22109:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Mar 19 10:53 AM FEE 14.00 BY SW
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

Space above for County Recorder's use

[Parcel ID # 11-037-0074]

SPECIAL WARRANTY DEED

JORDAN VALLEY WATER CONSERVANCY DISTRICT, formerly known as Salt Lake County Water Conservancy District, a water conservancy district organized under the laws of the State of Utah ("Grantor"), hereby CONVEYS AND WARRANTS as against all claiming by, through, and under Grantor only and not otherwise, to IM FLASH TECHNOLOGIES, LLC, a Delaware limited liability company, whose mailing address is 4000 North Flash Drive, Lehi, Utah 84043 ("Grantee"), for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, all right, title and interest of Grantor in and to the following described tract(s) of land situated in Utah County, State of Utah:

See Exhibit A, attached hereto.

TOGETHER WITH all structures, covenants, rights-of-way, easements, tenements, hereditaments, and other rights, if any, on or appurtenant to said land, excepting water rights.

WITNESS the hand of said Grantor, as of the date indicated below.

GRANTOR:

JORDAN VALLEY WATER
CONSERVANCY DISTRICT

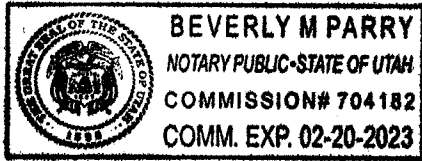
By: 
Corey L. Rushton
Its Chair, Board of Trustees

Date: 3/11/19

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

On the 11th day of March, 2019, personally appeared before me Corey L. Rushton, who, being by me duly sworn, did say that he is the Chair of the Board of Trustees of Jordan Valley Water Conservancy District, who acknowledged to me that he signed the foregoing instrument on behalf of said district.

Beverly M Parry
Notary Public



MTC File No. 271360

Exhibit "A"

Commencing at the Northwest Corner of Lot 8, HYLAND VIEW SUBDIVISION, according to the official plat thereof and running thence North $0^{\circ}11'48''$ East 132.0 feet; thence North $89^{\circ}55'30''$ East 317.0 feet; thence South $0^{\circ}11'48''$ West 133.5 feet; thence North $89^{\circ}48'12''$ West (recorded South $89^{\circ}48'12''$ West) 317.0 feet to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of State Route 92 and 6000 West street.

Tax ID: 11-037-0074