

E 3098518 B 7034 P 314-317
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/12/2018 11:28 AM
FEE \$19.00 Pgs: 4
DEP RT REC'D FOR TRINITY INDUSTRIE
S INC

MINERAL DEED
(No Warranty)

06-012-0112

STATE OF UTAH 0038 §
 0040 §
COUNTY OF DAVIS §

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Trinity Highway Products, LLC, a Delaware limited liability company, whose address is: 2525 N. Stemmons Freeway, Dallas, TX 75207 ("**Grantor**") has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY, unto CJB Prime Property, LLC, a Delaware limited liability company whose address is: 2525 N. Stemmons Freeway, Dallas, TX 75207 ("**Grantee**"), all of the oil, gas, and other minerals in, under, and that may be produced from the following described land in Davis County, Utah, more particularly described in Exhibit A attached hereto and made a part hereof:

containing 18.9 gross acres, more or less, together with the right of ingress and egress at all times and all other rights appurtenant to said mineral interest, for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said land all of Grantee's property and improvements.

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease heretofore executed and now of legal record; it being understood and agreed that said Grantee shall have, receive and enjoy the herein granted undivided interests in and to all bonuses, rents, royalties and other benefits which may accrue thereunder from and after the date hereof.

Grantor agrees to execute such further assurance or conveyance instruments as may be requisite for Grantee's full and complete enjoyment of the rights herein granted. Grantor does hereby irrevocably appoint and constitute Grantee as its agent and attorney-in-fact for the limited purpose only of executing division orders, transfer orders and all other instruments as may be necessary to make fully effective the rights herein granted, so that Grantee may act in Grantor's place and stead for this limited purpose only.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights, privileges and appurtenances thereunder, or in any way belonging henceforth to Grantee, its heirs, executors, administrators, successors and assigns forever, so that neither Grantor, nor Grantor's heirs or assigns, shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Further, Grantor makes no warranty as to the title or condition of the property, and hereby disclaims any warranty, whether express or implied, as to the title or condition of the property, which is delivered to the Grantee "as is," "with all faults" and without warranty of title.

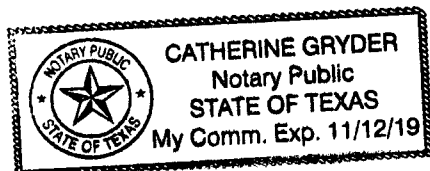
Executed and delivered this 20th day of April, 2018

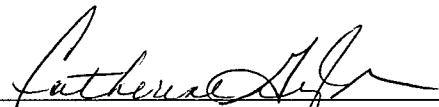
TRINITY HIGHWAY PRODUCTS, LLC

S. Theis Rice, Sr. Vice President & Asst. Secretary

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 20th day of April, 2018, by S. Theis Rice.




Notary for State of TEXAS

Prepared by and return to:
Trinity Industries, Inc.
Attn: Catherine Gryder
2525 N. Stemmons Freeway
Dallas, TX 75207

EXHIBIT A

Tract 1

06-012-0112

Beginning at a point which is North 89°56'12" West along the section line 859.98 feet from the Northeast corner of Section 13, Township 2 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah; and running thence South 0°03'48" West 273.77 feet; thence North 89°56'12" West 326.64 feet; thence North 0°03'48" East 221.33 feet; thence South 89°56'12" East 50.00 feet; thence North 0°03'48" East 174.70 feet; thence North 89°56'12" West 50.00 feet; thence North 0°03'48" East 297.50 feet; thence South 89°56'12" East 326.64 feet; thence South 0°03'48" West 419.76 feet to the point of beginning.

Together with all rights, easements and water rights appurtenant thereto.

Tract 2

06-012-0038

Beginning at a point 8.95 chains West of the Northeast corner of Section 13, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence North 6.36 chains; thence West 4.08 chains; thence South 647.06 feet, more of less, to a point 328.82 feet North of the North line of a street; thence South 89 degrees 51'46" East 269.28 feet to a point 324.36 feet North of the North line of said street; thence North 227.30 feet, more or less, to the point of beginning. (Land conveyed by Great Basin Mapping survey as follows: Beginning at a point which is given as 143.14 ft west and 8.48 chains south, more or less, and N88 degrees 54'30" W 453.68 ft along the north line of Porters Lane, and NO degrees 34'44"E. 324.36 ft along a fence line from the northeast corner of Section 13, T2N, R1W, SLB&M; and running thence NO degrees 34'44"E 647.06 ft along said fence line, thence N89 degrees 51'46" W 269.28 ft., thence SO degrees 34'44" W 647.06 ft., thence S89 degrees 51'46" E 269.28 ft. to the point of beginning, containing 4.00 acres)

Tract 3

06-012-0040

Beginning at a point on the North line of Porters Lane which is given as 143.14 feet West and 8.48 chains South, more or less, and North 88 degrees 54'30" West 170.00 feet, from the Northeast corner of Section 13, Township 2 North, Range 1 West, Salt Lake Base and Meridian and running thence North 88 degrees 54'30" West 283.68 feet along the North line of said Porters Lane; thence North 0 degrees 34'44" East, 971.42 feet along an established fence line, thence South 89 degrees 51'46" East 467.76 feet along an irregular fence line to the West line of the old O.S.L.R.R. right-of-way; thence South 0 degrees 12'44" West 829.28 feet along said West line to the Northeast corner of the property conveyed to the Utah Power and Light Co.; thence North 88 degrees 54'30" West 190.00 feet along said North line; thence South 0 degrees 20'34" West 150.00 feet to the point of beginning, containing 9.89 acres.

Tract 4

06-012-0040 pt

Beginning on the North line of Porter's Lane at a point 138.14 feet West and 8.48 chains, more or less, South to the North line of said land and North 88°54'30" West 452.64 feet along said lane from the Northeast corner of Section 13, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence North 88°54'30" West 1.04 feet along the North line of said lane; thence North 0°34'44" East 102.89 feet; thence South 102.88 feet to the point of beginning.