

Entry #: 00231209 B: 768 P: 823

12/17/2024 01:53 PM

Page: 1 of 10

FEE: \$146.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Sierra Dickens, Millard County Recorder

When recorded mail to: Mango II – Milford, LLC
111 East Broadway, Suite 900
Salt Lake City, UT 84111

Mail Tax Notice to: Mango II – Milford, LLC
111 East Broadway, Suite 900
Salt Lake City, UT 84111

Parcel Numbers: See Exhibit A attached hereto.

183603 - MCF

SPECIAL WARRANTY DEED

MURPHY-BROWN LLC, a Delaware limited liability company, Grantor, hereby

CONVEYS AND WARRANTS only as against all claiming by, through or under Grantor to
MANGO II – MILFORD, LLC, a Utah limited liability company, as Grantee, of Salt Lake City,
Utah, for the sum of ten dollars (\$10.00) and other good and valuable consideration, the
following described tracts of land in Millard County, Utah (the “Land”), to wit:

(See attached Exhibit “A” incorporated herein by this reference)

TOGETHER WITH all improvements and appurtenances thereunto belonging, including,
without limitation, prescriptive rights (together with the Land, collectively the “Property”).

SUBJECT TO liens for taxes and assessments not yet due and payable for the year 2024 and all
subsequent years; all matters of title affecting the Property; all matters that would be shown by
an accurate survey or visual inspection of the Property; and all zoning, building, land use and
similar laws, rules, regulations, codes, ordinances and other rulings of governmental authorities
applicable to the Property.

The Property conveyed hereby shall not be used for the storage, raising, breeding, farming,
development or production of pigs, swine and hogs, which restriction shall run with the real

estate and be binding upon Grantee's successors and assigns until such time as that certain Lease Agreement, dated as of even date herewith, between Grantee, as landlord, and Grantor, as tenant, has expired by its terms or is earlier terminated, at which time the use restriction in this paragraph shall terminate and be null and void.

[Remainder of Page Intentionally Left Blank;

See Following Page for Signature]

Dated effective the 17th day of December, 2024

MURPHY-BROWN LLC,
a Delaware limited liability company

By: *Mark Hall*

Name: Mark Hall

Title: Vice President

ACKNOWLEDGEMENT

COMMONWEALTH/ STATE OF Virginia

COUNTY OF Isle of Wight

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Mark Hall, as Vice President

Date: 12/13/24

(Official Seal)

Kelly Ambrose
Official Signature of Notary

Kelly Ambrose
Notary's printed or typed name

My commission expires:

11/30/26



EXHIBIT "A"
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

1. Pinnacle

PARCEL 27:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M, LYING WITHIN MILLARD COUNTY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8911-A] [ACCOUNT NO. 45527]

2. Pinnacle North

PARCEL 1:

THE NORTH HALF OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

LESS THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8733] [ACCOUNT NO. 43282]

PARCEL 2:

THE SOUTH HALF OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8734] [ACCOUNT NO. 43290]

PARCEL 3:

THE SOUTH HALF OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8735] [ACCOUNT NO. 43308]

PARCEL 4:

THE SOUTH HALF OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 9 WEST,
SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8737] [ACCOUNT NO. 43324]

PARCEL 5:

ALL OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8738] [ACCOUNT NO. 43332]

PARCEL 6:

THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 9
WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8739] [ACCOUNT NO. 43340]

PARCEL 7:

THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 9
WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8739-1] [ACCOUNT NO. 43357]

3. Milford Isolation

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 23
SOUTH, RANGE 6 WEST, SLB&M AND RUNNING THENCE NORTH 89°36'13"
WEST ALONG THE SECTION LINE 1334.92 FEET TO THE EAST 1/16 CORNER
ON SAID LINE; THENCE SOUTH 00°16'39" WEST ALONG THE 1/16 SECTION
LINE 1261.54 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE
SOUTH 89°47'38" EAST ALONG SAID LINE 1336.83 FEET TO THE EAST
SECTION LINE; THENCE NORTH 00°11'26" EAST ALONG SAID LINE 1257.10
FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8362-1] [ACCOUNT NO. 168584]

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Murphy-Brown LLC

Grantee: MANGO II - Milford, LLC

Tax ID Number(s): See Attached Exhibit A

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

Section

Important Notes
(see other side)

A	The water right(s) being conveyed include Water Right No(s). _____ See Attached Exhibit B 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 checked="" type="checkbox"/> All of Water Right No(s). <u>See Attached Exhibit B</u> <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: See Attached

Grantee's Acknowledgment of Receipt: Matt B. [Signature]

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

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

EXHIBIT A

Tax Parcel Numbers by county (Chronological Order)

Beaver County

01-0217-0001, 01-0218-0002, 01-0219-0001, 01-0220-0001, 01-0221-0001,
01-0221-0002, 01-0222-0001, 01-0223-0001, 01-0224-0001, 01-0225-0001,
01-0229-0001, 02-0002-0002, 02-0003-0002, 02-0003-0001, 02-0004-0002,
02-0003-0003, 02-0003-0004, 02-0006-0001, 02-0007-0001, 02-0007-0004,
02-0007-0005, 02-0006-0002, 02-0006-0003, 02-0009-0002, 02-0010-0001,
02-0010-0007, 02-0009-0004, 02-0025-0009, 02-0024-0014, 02-0025-0002,
02-0025-0010, 02-0026-0007, 02-0028-0001, 02-0106-0007, 02-0109-0001,
02-0111-0002, 02-0111-0004, 02-0111-0003, 02-0111-0005, 02-0113-0001,
02-0114-0001, 02-0115-0004, 02-0116-0001, 02-0116-0005, 02-0117-0003,
02-0117-0005, 02-0117-0012, 02-0116-0006, 02-0116-0007, 02-0118-0001,
02-0119-0001, 02-0125-0001, 02-0125-0002, 02-0125-0004, 02-0125-0008,
02-0125-0006, 02-0142-0003, 02-0144-0001, 02-0144-0003, 02-0144-0004,
02-0144-0006, 02-0145-0001, 02-0145-0003, 02-0145-0002, 02-0145-0004,
02-0147-0001, 02-0147-0003, 05-0033-0002, 05-0033-0013, 05-0033-0014,
05-0033-0015, 05-0033-0016, 05-0033-0017, 05-0033-0018, 05-0033-0005,
05-0033-0006, 05-0007-0017, 05-0007-0018, 05-0007-0019, 05-0007-0020,
05-0039-0004, 05-0039-0005, 05-0039-0006, 05-0039-0007, 05-0039-0008,
05-0039-0009, 05-0039-0013, 05-0039-0014, 05-0039-0015, 05-0039-0016,
05-0039-0017, 05-0039-0018, and 05-0039-0019

Millard County

8911-A, 8733, 8734, 8735, 8737, 8738, 8739, 8739-1, and 8362-1

Iron County

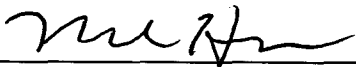
E-0018-0000-0000, E-0021-0000-0000, E-0022-0001-0000, E-0456-0000-0000,
E-0457-0001-0000, E-0475-0000-0000, E-0030-0000-0000, E-0476-0000-0000,
E-0476-0002-0000, E-0480-0001-0000, E-0497-0001-0000, E-0500-0000-0000,
E-0420-0000-0000, E-0422-0000-0000, E-0425-0426-0427, E-0430-0460-0447,
E-0443-0444-0000, E-0445-0446-0000, E-0462-0001-0000, E-0463-0464-0000,
E-0689-0689-0001 and E-0694-0694-0001-695

EXHIBIT B

LIST AND DESCRIPTION OF UTAH WATER RIGHT NUMBERS

71-3222	71-3334
71-3248	71-3540
71-4516	71-4128
71-2530	71-4269
71-2531	71-4272
71-2533	71-4273
71-2534	71-4275
71-2632	71-4276
71-2759	71-4299
71-28	71-4402
71-171	71-4403
71-453	71-4404
71-478	71-4776
71-482	71-5164
71-484	
71-489	
71-526	
71-527	
71-546	
71-566	
71-596	
71-598	
71-599	
71-610	
71-614	
71-921	
71-922	
71-1421	
71-1442	
71-1443	
71-1444	
71-1600	
71-1643	
71-1663	
71-1930	
71-2034	
71-2080	
71-2229	
71-2405	

MURPHY-BROWN LLC, a Delaware limited
liability company

By: 
Name: Mark Hall
Its: Vice President

[Signature Page to Land Deed Addendum (Millard County)]