

Tax notice to be mailed to:
325 North 200 West
Willard, UT 84340

WARRANTY DEED

Backcountry Investments, LLC, a Utah Limited Liability Company,

hereinafter referred to as Grantor does hereby convey and warrant as to:

Hot Iron Development, LLC, a Utah Limited Liability Company,
as "Grantee"

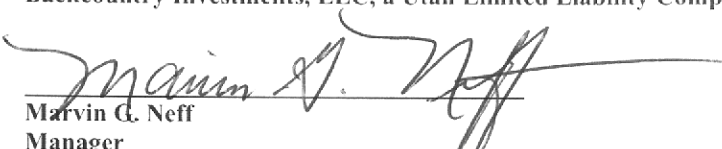
for the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the Grantors right, title and interest in and to the following described real property, located in the County of **Weber County, State of Utah**, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"
Parcel Number: 03-157-0017

Subject to easements, restrictions and rights of way of record by deed or by prescription. Together with any and all water rights appurtenant to the subject property.

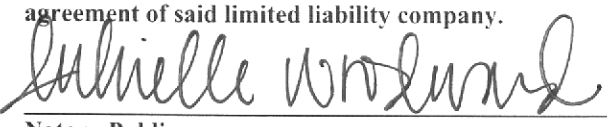
The officer or authorized representative executing this deed certifies that this deed and the conveyance represented herein was in accordance with a resolution passed by its governing body authorizing the same.

Backcountry Investments, LLC, a Utah Limited Liability Company


Marvin G. Neff
Manager

State of Utah
County of Box Elder

On this the 18th day of March 2025, Marvin G. Neff as Manager for Backcountry Investments, LLC, a Utah Limited Liability Company, acknowledged to me, a Notary Public, in the State of Utah, that this agreement was executed by the same, in the capacity stated, and in accordance with the power and authority granted to the same, as stipulated in the operating agreement of said limited liability company.


Notary Public

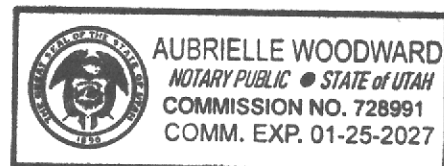


EXHIBIT "A"

BEG AT A PT 13.82 CHS N OF THE SE COR OF THE SW/4 OF SEC 35, TWP 9N, R2W, SLM, N 62°50'W 13.55 CHS, S 37°40' W 7.72 CHS, N 67 1/2° W 29.78 CHS, N 12° E 13.60 CHS TO LANE, S 67 1/2° E 45.12 CHS TO THE E LINE OF 1/4 SEC, S 7.44 CHS TO BEG. ALSO BEG 1910 FT W & N 13°19' E 2023 FT & N 67°21' W 20.2 FT FRM SE COR OF SW/4 OF SD SEC, THIS PT IS IN W BDRY OF O.L AND I R/W, N 67°21' W 66.88 FT, S 13°19' W 638.25 FT, S 76°41' E 66 FT, N 13° 19' E ALG R/W LINE 627.4 FT TO BEG. ALSO BEG AT A PT 17.54 CHS (1157.6 FT) N FRM SW COR OF SE/4 OF SD SEC, N 245.5 FT, S 67°15' E 99 FT, S 24°00' W 227 FT TO POB. LESS BEG 13.82 CHS N FRM SW COR OF SE/4 OF SD SEC, N 245.5 FT, S 24° W 220 FT, S 62°50' E 99 FT TO BEG. LESS: BEG AT A PT LOCATED 1139.7 FT E & 1045.8 FT N OF SW COR OF SEC 35 BASIS OF BEARING BEING S/L OF SD SEC 35 AS E, SD PT OF BEG BEING GRANTORS SLY PROPERTY LINE, N 67° 24' 30W 200 FT ALG SD LINE ELY R/W LINE OF 1200 W ST, N 13°20'07E 50.66 FT, S 67°24'30E 205.64 FT, N 19°43'31E 836.7 FT TO S/L OF 22550 S ST, S 67°24'08E 1030.9 FT, ALG SD LINE, S 47°15'18W 453.1 FT TO GRANTORS PROPERTY LINE, N 64°30' W 297.4 FT TO NWLY COR OF ROBERT DAVIS PROPERTY, S 37°40'W 515.6 FT TO GRANTORS SLY LINE, N 67°24'30W 376 FT TO BEG. LESS: BEG AT A PT LOC 966.90 FT E & 1171.92 FT N OF SW COR OF SEC 35, BASIS OF BEARING BEING BEING S/L OF SEC 35, AS E, BEING ON THE ELY LINE OF 1200 W ST, S 67°24'30E 205.64 FT, N 19°43'31E 836.7 FT TO S/L OF 2250 S ST, N 67°24'08W 300 FT, ALG SD S/L TO ELY LINE OF 1200 W ST, S 13°20'07W 846.71 FT TO POB LESS: BEG AT A PT LOC 2390.6 FT E & 1483.8 FT N OF SW COR OF SD SEC 35, BASIS OF BEARING BEING S/L OF SW/4 AS E, SD POB BEING ON S/L OF 2250 S ST & NE COR OF PERRY CITY CORP PROP PARCEL # 03-157-0049, S 47°15' 18W 453.1 FT ALG E/L OF SD PARCEL M/L TO N/L OF ROBERT D DAVIS PROP #03- 157-0018, S 62°50' E 530 FT M/L ALG SD LINE TO GRANTORS SE PROP COR, N 24°00' E 450 FT M/L ALG GRANTORS E/L TO S/L OF SD 2250 S ST, N 67°24'30 W 370 FT M/L ALG SD LINE TO POB.