

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Parsons Behle & Latimer
350 Memorial Drive, Suite 300
Idaho Falls, Idaho 83402
Attention: Scott P. Eskelson

PLEASE MAIL TAX NOTICE TO GRANTEE
AT THEIR ADDRESS LISTED BELOW

Space above for County Recorder's Use

SPECIAL WARRANTY DEED

WESTERN CHEMICAL, LLC, a Nevada limited liability company, which acquired title as **WESTERN CHEMICAL, L.L.C.**, a Utah limited liability company ("Grantor"), hereby conveys and warrants to **HIGHWATER HOLDINGS, LLC**, a Utah limited liability company, whose address is 2766 West 2000 South, Roosevelt, Utah, 84066 ("Grantee"), for the sum of Ten Dollars, and other good and valuable considerations, all of Grantor's right, title and interest in and to the property (the "Property") located in Duchesne County, Utah, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER with all easements, rights, and hereditaments appurtenant thereto and all improvements located thereon.

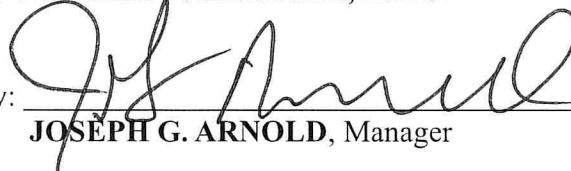
Notwithstanding anything to the contrary all warranties made, given or implied in this deed are limited to the period of Grantor's ownership, i.e. Grantor gives no warranty of any type, kind, or extent whatsoever with regard to (i) any defect of title against the Property, (ii) any encumbrance against the Property, or (iii) any claim against the Property arising from facts which occurred before title to the Property was vested in Grantor.

SUBJECT TO all easements, restrictions, rights-of-way, and other matters of record or that would be disclosed by a survey or physical inspection of the property, zoning and other governmental regulations, and taxes and assessments for the year 2024 and thereafter.

This Special Warranty Deed is executed by Grantor to be effective as of Feb 23,
2024.

GRANTOR:

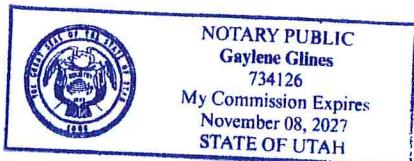
WESTERN CHEMICAL, LLC, which acquired title
as: **WESTERN CHEMICAL, L.L.C.**

By: 
JOSEPH G. ARNOLD, Manager

STATE OF Utah)
County of Duchesne) ss.

The foregoing instrument was acknowledged before me this 23rd day of February, 2024, by **Joseph G. Arnold**, as Manager of **WESTERN CHEMICAL, LLC**, which acquired title as **WESTERN CHEMICAL, L.L.C.**

(SEAL)



Gaylene Glines
Notary Public for: State of Utah
My Commission Expires: 11-8-2027

EXHIBIT "A"

Parcel "A" of Patry Pole Line Minor Subdivision being described as follows:

Township 2 South, Range 1 West, Uintah Special Base and Meridian

Section 30: Commencing at the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said section; Thence South 89°58'53" West 343.09 feet along the South line of the Southwest Quarter of the Southwest Quarter of said section; Thence North 00°03'17" East 990.05 feet; Thence South 89°59'46" East 344.53 feet to the East Line of the Southwest Quarter of the Southwest Quarter of said section; Thence South 00°08'17" West 989.92 feet along the East line of the Southwest Quarter of the Southwest Quarter of said section to the Point of Beginning.

Subject to that portion being used for county road right-of-way.