

**Prepared By:**

Parr Brown Gee & Loveless, PC  
Attn: Adam Farnsworth  
101 S 200 E, Suite 700  
Salt Lake City, Utah 84111

**Return To:**

G & P Ranch, LLC  
One Utah Center, Suite 2000  
201 South Main Street  
Salt Lake City, UT 84111

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(Space above reserved for Recorder's certification)

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made as of the 15<sup>th</sup> day of November, 2023, by and between Plumb Holdings, L.L.C., a Utah limited liability company ("Grantor"), and G & P Ranch, LLC, a Utah limited liability company ("Grantee") with a mailing address of 201 South Main Street, Suite 2000, Salt Lake City, UT 84111.

**WITNESSETH, THAT GRANTOR**, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee to Grantor (the receipt of which is hereby acknowledged), does by these presents, SELL and CONVEY unto Grantee, its successors and assigns, a 50% undivided interest in that certain real estate situated in the County of Iron and State of Utah, and more particularly described on Exhibit A attached hereto, subject to easements, restrictions, covenants, and matters appearing of record.

**TO HAVE AND TO HOLD THE SAME**, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto its successors and assigns forever; the said Grantor, for itself, its successors, and assigns, hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by Grantor, except as herein provided; and that Grantor will warrant and defend the title to said premises unto Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor, except as herein provided.

**IN WITNESS WHEREOF**, Grantor has signed these presents the day and year first above written.

[signature on following page]

**COURTESY RECORDING**  
No assurances are given by the company either  
Express or implied for accuracy or content.

Grantor:

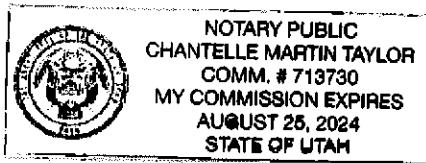
PLUMB HOLDINGS, L.L.C.,  
a Utah limited liability company

By: Walter  
Name: Walter J. Plumb  
Title: Executive Manager

STATE OF Utah )  
 ) SS.  
COUNTY OF Salt Lake )

On this 15 day of November, 2023, before me, the undersigned, personally appeared Walter J. Plumb, known or identified to me to be a manager of Plumb Holdings, L.L.C., a Utah limited liability company, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal as of the day and year last above written.



Chantelle Martin Taylor  
Printed Name: Chantelle Martin Taylor  
Notary Public in and for  
said County and State

My Commission Expires:

08.25.2024

(The Notary Public must type or print his/her name immediately beneath his/her signature.)

EXHIBIT A  
Legal Description

**PARCEL 1: (APN: C-1120-0000-0000) (Account No. 0100609)**

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN.

THE SOUTH HALF OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN.

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN.

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN.

THE EAST HALF AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN. EXCEPTING THEREFROM THE PROPERTY LYING WITHIN THE STATE ROAD RIGHT OF WAY KNOWN AS HIGHWAY U-143.

LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO QUESTAR GAS COMPANY, A UTAH CORPORATION BY THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 01, 2000 AS ENTRY NO. 424995 IN BOOK 723 AT PAGE 358 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING NORTH 50°50'20" EAST 6713.75 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 35, THENCE NORTH 45°28'21" EAST 70.00 FEET, THENCE SOUTH 44°31'39" EAST 50.00 FEET, THENCE SOUTH 45°28'21" WEST 70.00 FEET, THENCE NORTH 44°31'39" WEST 50 FEET TO THE POINT OF BEGINNING.

**PARCEL 2: (APN: C-1121-0000-0000) (Account No. 0100666)**

ALL OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN.

**PARCEL 3: (APN: A-1139-0000-0000; C-1139-0001-0000;  
A-1144-0001-0003) (Account Nos. 0103280; 0030913; 0031846)**

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°35' WEST, 1354.5 FEET ALONG THE SECTION LINE; THENCE SOUTH 89°57' EAST, 1329 FEET ALONG THE 1/16 SECTION LINE; THENCE NORTH 0°30' WEST, 1353.3 FEET ALONG

THE 1/16 SECTION LINE; THENCE SOUTH 89°54' EAST, 1340.9 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER OF SAID SECTION 35; THENCE SOUTH 0°38'30" EAST, 2728.1 FEET ALONG THE QUARTER SECTION LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 89°27'51" WEST, 1374.72 FEET TO THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°34'14" WEST, 35.20 FEET TO THE NORTH CORNER SECTIONAL LOT 6; THENCE NORTH 89°27'43" WEST, 190.00 FEET ALONG THE NORTH LINE OF SAID LOT 6; THENCE ALONG THE WEST LINE OF BRIANHEAD, UNIT 1 SUBDIVISION AS FOLLOWS: THENCE SOUTH 0°05' WEST, 331.4 FEET; THENCE SOUTH 56°18' WEST, 502.6 FEET; THENCE SOUTH 33°48' WEST, 400.8 FEET; THENCE SOUTH 1°17' WEST, 377.11 FEET TO THE SOUTH LINE OF SECTIONAL LOT 6, SAID SECTION 2; THENCE DEPARTING SAID SUBDIVISION NORTH 89°30'19" WEST 475.31 FEET TO THE SOUTHWEST CORNER OF SAID SECTIONAL LOT 6; THENCE NORTH 0°29'39" EAST 1355.55 FEET ALONG THE 1/16 SECTION LINE TO THE NORTHWEST CORNER OF SECTIONAL LOT 15, SAID SECTION 2; THENCE SOUTH 89°06'32" EAST 25.02 FEET TO THE POINT OF BEGINNING.

**PARCEL 3A:**

A NON-EXCLUSIVE RIGHT OF WAY EASEMENT SIXTY-SIX (66) FEET IN WIDTH FOR ROADWAY (KNOWN AS BURTS ROAD) AND UTILITY PURPOSES AS DISCLOSED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MAY 21, 1992 AS ENTRY NO. 0316393 IN BOOK 451 AT PAGE 456, AND RE-RECORDED JUNE 2, 1992 AS ENTRY NO. 0316811 IN BOOK 452 AT PAGE 454 OF OFFICIAL RECORDS, THE CENTER LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A STATE HIGHWAY, SAID POINT BEING SOUTH 1911.16 FEET AND EAST 1639.40 FEET FROM THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 60°45'20" EAST 44.00 FEET TO A POINT OF A 110.0 FOOT RADIUS CURVE TO THE LEFT; THENCE NORtherly ALONG THE ARC OF SAID CURVE 151.20 FEET TO A POINT OF A REVERSE CURVE, THE CENTER OF WHICH IS NORTH 72°00'00" EAST 1500.00 FEET; THENCE NORtherly ALONG THE ARC OF SAID CURVE 340.34 FEET; THENCE NORTH 5° WEST 168.00 FEET; TO A POINT OF A 550.0 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORtherly ALONG THE ARC OF SAID CURVE 292.78 FEET; THENCE NORTH 25°30'00" EAST 960.00 FEET TO A POINT OF A 660.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORtheasterly ALONG THE ARC OF SAID CURVE 293.74 FEET; THENCE NORTH 100.00 FEET TO A POINT OF A 395.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORtheasterly ALONG THE ARC OF SAID CURVE 444.67 FEET TO A POINT OF A REVERSE CURVE, THE CENTER OF WHICH IS NORTH 25°30'00" WEST 430.0 FEET; THENCE NORtheasterly ALONG THE ARC OF SAID CURVE 288.94 FEET; THENCE NORTH 26°00'00" EAST 724.89 FEET; THENCE NORTH 45° EAST 99.09 FEET TO A POINT OF A 730.0 FOOT RADIUS CURVE TO THE LEFT; THENCE NORtheasterly ALONG THE ARC OF SAID CURVE 433.19

FEET TO A POINT OF A REVERSE CURVE, THE CENTER OF WHICH IS SOUTH 79° EAST 500.0 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 527.96 FEET; THENCE NORTH 71°30'00" EAST 190.00 FEET TO A POINT OF A 790.0 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 275.76 FEET TO A POINT OF A REVERSE CURVE, THE CENTER OF WHICH IS SOUTH 38°30'00" EAST 590 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 70.0 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHWEST QUARTER SECTION 35, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN.

**PARCEL 4: (APN: A-1144-0001-0004-071) (Account No. 0336054)**

BEGINNING AT A POINT SOUTH 89°30'19" EAST 254.43 FEET ALONG THE 1/16 SECTION LINE FROM THE SOUTHEAST CORNER OF SECTIONAL LOT 5, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°30'19" EAST 87.40 FEET; THENCE SOUTH 9°45'30" EAST 337.41 FEET TO THE P.C. OF A 2,788.57 FEET RADIUS CURVE; THENCE COUNTERCLOCKWISE ALONG THE ARC OF CURVE 295.17 FEET; THENCE SOUTH 15°49'23" EAST 215.45 FEET TO THE P.C. OF A 67.67 FOOT RADIUS CURVE; THENCE CLOCKWISE ALONG THE ARC OF CURVE 91.38 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-143; THENCE NORTH 28°27'21" WEST 151.48 FEET ALONG SAID RIGHT OF WAY LINE; THENCE DEPARTING SAID RIGHT OF WAY NORTH 15°49'23" WEST 133.66 FEET TO THE P.C. OF A 2,874.57 FOOT RADIUS CURVE; THENCE CLOCKWISE ALONG ARC OF CURVE 304.27 FEET; THENCE NORTH 9°45'30" WEST 352.97 FEET TO THE POINT OF BEGINNING.

## WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Plumb Holdings, L.L.C., a Utah limited liability company

Grantee: G & P Ranch, LLC, a Utah limited liability company

Tax ID Number(s): C-1120-0000-0000; C-1121-0000-0000; A-1139-0000-0000; C-1139-0001-0000; A-1144-0001-0003; A-1144-0001-0004-071

**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**

1 <input type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. 2 <input type="checkbox"/> Only a portion of Grantor's water rights are being conveyed. <small>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)</small> 3 <input type="checkbox"/> No water rights are being conveyed. 4 <input checked="" type="checkbox"/> Water rights are being conveyed by separate deed.	<b>Proceed to Section</b> A B C C
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Section	Important Notes (see other side)	
<b>A</b>	The water right(s) being conveyed include Water Right No(s). _____  along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (Proceed to Section C)	<b>N1</b>  <b>N2</b> <b>N3</b>
<b>B</b>	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <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. (Proceed to Section C)	<b>N1</b>  <b>N4</b> <b>N5</b>  <b>N5</b>  <b>N2</b>
<b>C</b>	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 checked="" type="checkbox"/> Culinary water service is provided by: Brian Head Special Service District, Utah <input checked="" type="checkbox"/> Outdoor water service is provided by: Brian Head Special Service District, Utah <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____	<b>N6</b>  <b>N7</b> <b>N8</b> <b>N9</b> <b>N10</b>
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: \_\_\_\_\_

Grantee's Acknowledgment of Receipt: \_\_\_\_\_

Grantee's Mailing Address: One Utah Center, Suite 2000, 201 South Main Street, Salt Lake City, UT 84111

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

Grantee's Acknowledgment of Receipt:

G & P RANCH, LLC, a Utah limited  
liability company, by its Manager

Plumb Holdings, L.L.C., a Utah  
limited liability company

By:   
Name: Walter J. Plumb.  
Title: Executive Manager

Exhibit A

USA.603501222.1/MRH

00812191 B: 1660 P: 1515