

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

ENT# 284354 Pg 1 of 30
Date: 17-Dec-2024 02:14 PM
Fee: \$206.00 ACH
Filed By: MC
CINDY PETERSON, RECORDER
BEAVER COUNTY CORPORATION
For: COTTONWOOD TITLE INSURANCE AGENCY, I
Recorded Electronically by Simplifile

Parcel Numbers: See Exhibit A attached hereto.
183603- NLCF

SPECIAL WARRANTY DEED

MURPHY-BROWN LLC, a Delaware limited liability company, Grantor, successor by merger to Circle Four LLC, a Delaware limited liability company, pursuant to that certain Certificate of Merger, dated May 5, 2009 attached hereto as Exhibit B, 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 Beaver 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: 

Name: Mark Hall

Title: Vice President

ACKNOWLEDGEMENT

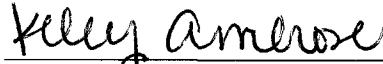
COMMONWEALTH/ STATE OF Virginia

COUNTY OF Isle of Wight

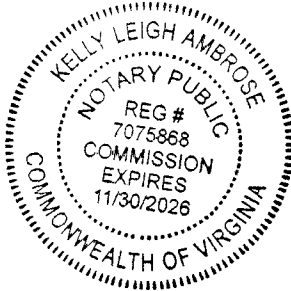
I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Mark Hall, as Vice President

Date: 12/13/24


Official Signature of Notary

(Official Seal)



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 1:

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

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0217-0001]

PARCEL 2:

LOTS 3 AND 4; THE EAST HALF OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0218-0002]

PARCEL 3:

THE WEST HALF OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0219-0001]

PARCEL 4:

ALL OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0220-0001]

PARCEL 5:

THE NORTH HALF OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M. (ALSO DESCRIBED AS LOTS 1 AND 2; THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M)

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0221-0001]

PARCEL 6:

LOTS 3 AND 4; THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0221-0002]

PARCEL 7:

THE WEST HALF OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0222-0001]

PARCEL 8:

THE WEST HALF OF THE WEST HALF; THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0223-0001]

PARCEL 9:

THE EAST HALF AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0224-0001]

PARCEL 10:

THE NORTH HALF OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0225-0001]

PARCEL 11:

LOTS 3 AND 4; THE SOUTH HALF OF THE NORTHWEST QUARTER; THE NORTH HALF OF THE SOUTHWEST QUARTER; AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0229-0001]

PARCEL 12:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0002-0002]

PARCEL 13:

THE SOUTH HALF OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0003-0002]

PARCEL 14:

THE WEST HALF OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0003-0001]

PARCEL 15:

THE EAST HALF OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0004-0002]

PARCEL 16:

ALL OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0003-0003]

PARCEL 17:

ALL OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0003-0004]

PARCEL 18:

ALL OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0006-0001]

PARCEL 19:

ALL OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0007-0001]

PARCEL 20:

THE EAST HALF OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 10 WEST,
SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0007-0004]

PARCEL 21:

ALL OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0007-0005]

PARCEL 22:

ALL OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

LESS AND EXCEPTING FROM PARCEL 22, ANY PORTION LYING WITHIN THE
BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED

BY THAT CERTAIN SPECIAL WARRANTY DEED & GRANT OF EASEMENT
RECORDED NOVEMBER 15, 2019 AS ENTRY NO. 269482 IN BOOK 536 AT
PAGE 26 IN THE OFFICE OF THE BEAVER COUNTY RECORDER, TO-WIT:

BEGINNING AT A POINT WHICH IS NORTH 00°00'36" EAST 39.98 FEET ALONG
THE SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 35,
TOWNSHIP 26 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 89°59'16" WEST 140.00 FEET; THENCE NORTH 00°00'36" EAST
120.00 FEET; THENCE NORTH 89°59'16" EAST 140.00 FEET TO THE SECTION
LINE BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST
CORNER OF SECTION 35; THENCE SOUTH 00°00'36" WEST 120.00 FEET ALONG
THE SECTION LINE TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NOS.: 02-0006-0002 & 02-0006-0003]

PARCEL 23:

LOTS 1, 2, 3 AND 4 AND THE SOUTH HALF OF THE NORTH HALF OF SECTION
2, TOWNSHIP 27 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0009-0002]

PARCEL 24:

ALL OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0010-0001]

PARCEL 25:

LOTS 3 AND 4; THE SOUTHEAST QUARTER AND THE EAST HALF OF THE
SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 10
WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0010-0007]

PARCEL 26:

ALL OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0009-0004]

2. Skyline East

PARCEL 1:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M.

ALSO:

BEGINNING 40 RODS NORTH OF THE SOUTH QUARTER CORNER OF
SECTION 21; THENCE NORTH 116 RODS; THENCE EAST 50 RODS; THENCE
SOUTH 116 RODS; THENCE WEST 50 RODS TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0106-0007]

PARCEL 2:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0109-0001]

PARCEL 3:

THE WEST HALF OF SECTION 27, TOWNSHIP 29 SOUTH, RANGE 11 WEST,
SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0111-0002]

PARCEL 4:

THE SOUTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 29
SOUTH, RANGE 11 WEST, SLB&M.

LESS AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO
BEAVER COUNTY FOR PERPETUAL PUBLIC USE AS A ROADWAY AND
UTILITY RIGHT-OF-WAY BY THAT CERTAIN PERSONAL REPRESENTATIVE'S
DEED RECORDED DECEMBER 13, 1993 AS ENTRY NO. 181856 IN BOOK 272 AT
PAGE 459.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0111-0004]

PARCEL 5:

THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0111-0003]

PARCEL 6:

THE SOUTH HALF OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M. SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY.

LESS AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO BEAVER COUNTY FOR PERPETUAL PUBLIC USE AS A ROADWAY AND UTILITY RIGHT-OF-WAY BY THAT CERTAIN PERSONAL REPRESENTATIVE'S DEED RECORDED DECEMBER 13, 1993 AS ENTRY NO. 181856 IN BOOK 272 AT PAGE 459.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0111-0005]

PARCEL 7:

THE WEST HALF OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M; THENCE WESTERLY ALONG THE SECTION LINE TO A POINT 160 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE NORTH 160 FEET; THENCE EAST 160 FEET TO THE CENTER SECTION LINE OF SAID SECTION 33; THENCE SOUTH 160 FEET ALONG THE SECTION CENTER LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO BEAVER COUNTY FOR PERPETUAL PUBLIC USE AS A ROADWAY AND UTILITY RIGHT-OF-WAY BY THAT CERTAIN DEED OF DEDICATION RECORDED DECEMBER 13, 1993 AS ENTRY NO. 181858 IN BOOK 272 AT PAGE 462.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0113-0001]

PARCEL 8:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M.

LESS AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO
BEAVER COUNTY FOR PERPETUAL PUBLIC USE AS A ROADWAY AND
UTILITY RIGHT-OF-WAY BY THAT CERTAIN DEED OF DEDICATION
RECORDED NOVEMBER 2, 1993 AS ENTRY NO. 181521 IN BOOK 271 AT PAGE
722.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0114-0001]

PARCEL 9:

LOTS 1, 2, 3 AND 4; THE SOUTH HALF OF THE NORTH HALF; AND THE
SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 30 SOUTH, RANGE 11
WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0115-0004]

PARCEL 10:

THE SOUTH HALF OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 11 WEST,
SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0116-0001]

PARCEL 11:

THE SOUTH HALF OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 11 WEST,
SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0116-0005]

PARCEL 12:

THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 11
WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0117-0003]

PARCEL 13:

LOTS 1 AND 2; THE EAST HALF OF THE NORTHWEST QUARTER; THE WEST HALF OF THE NORTHEAST QUARTER; THE WEST HALF OF THE SOUTHEAST QUARTER; AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 30, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0117-0005]

PARCEL 14:

THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 30, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0117-0012]

PARCEL 15:

ALL OF SECTION 9, TOWNSHIP 30, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0116-0006]

PARCEL 16:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10; TOWNSHIP 30, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0116-0007]

PARCEL 17:

ALL OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0118-0001]

PARCEL 18:

THE SOUTHEAST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER AND LOTS 3 AND 4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0119-0001]

3. **Skyline West**

PARCEL 1:

LOTS 1, 2 AND 3 AND THE SOUTH HALF OF THE NORTH HALF OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0125-0001]

PARCEL 2:

THE SOUTH HALF OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT A POINT NORTH 00°01'12" EAST ALONG THE SECTION LINE 620.98 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M AND RUNNING THENCE NORTH 89°58'48" WEST 660 FEET; THENCE NORTH 00°01'12" EAST 660 FEET; THENCE SOUTH 89°58'48" EAST 660 FEET; THENCE SOUTH 00°01'12" WEST ALONG THE SECTION LINE 660 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0125-0002]

PARCEL 3:

LOTS 1, 2, 6 AND 7 AND THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0125-0004]

PARCEL 4:

THE NORTH HALF OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0125-0008]

PARCEL 5:

THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT A POINT NORTH 00°05'20" WEST ALONG THE SECTION LINE 382 FEET FROM THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M AND RUNNING THE NORTH 00°05'20" WEST 660 FEET; THENCE SOUTH 89°54'40" WEST 660 FEET; THENCE SOUTH 00°05'20" EAST 660 FEET; THENCE NORTH 89°54'40" EAST 660 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0125-0006]

4. Blue Mountain North

PARCEL 1:

THE WEST HALF OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0142-0003]

PARCEL 2:

ALL OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M AND RUNNING THENCE NORTH 00°03'13" WEST ALONG THE QUARTER SECTION LINE 660 FEET; THENCE SOUTH 89°56'40" WEST 660 FEET; THENCE SOUTH 00°03'13" EAST 660 FEET; THENCE NORTH 89°52'40" EAST ALONG THE SECTION LINE 660 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0144-0001]

PARCEL 3:

THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0144-0003]

PARCEL 4:

ALL OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M AND RUNNING THENCE SOUTH 00°04'36" EAST ALONG THE QUARTER SECTION LINE 660 FEET; THENCE NORTH 89°56'53" EAST 660 FEET; THENCE NORTH 00°04'36" WEST 660 FEET; THENCE SOUTH 89°56'23" WEST ALONG THE SECTION LINE 660 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0144-0004]

PARCEL 5:

THE NORTH HALF OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0144-0006]

PARCEL 6:

THE NORTH HALF OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0145-0001]

PARCEL 7:

THE NORTH HALF OF THE SOUTHEAST QUARTER; THE SOUTH HALF OF THE SOUTHWEST QUARTER; THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST 60 RODS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0145-0003]

PARCEL 8:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0145-0002]

PARCEL 9:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0145-0004]

PARCEL 10:

ALL OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT A POINT NORTH 89°57'59" EAST ALONG THE SECTION LINE 300 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M AND RUNNING THENCE SOUTH 00°02'01" EAST 660 FEET; THENCE NORTH 89°57'59" EAST 660 FEET; THENCE NORTH 00°02'01" WEST 660 FEET; THENCE SOUTH 89°57'59" WEST ALONG THE SECTION LINE 660 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0147-0001]

PARCEL 11:

THE WEST HALF OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0147-0003]

5. Milford Feed Mill

PARCEL 1:

BEGINNING AT THE CENTER WEST 1/16 CORNER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SALT LAKE BASE & MERIDIAN ("SLB&M") (SAID POINT BEING THE SOUTHEAST CORNER OF THE MILFORD INDUSTRIAL

PARK SUBDIVISION) AND RUNNING THENCE NORTH 89°59'23" WEST 1.0 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE INDUSTRIAL LOOP ROAD; THENCE NORTH 00°05'00" EAST ALONG SAID RIGHT-OF-WAY LINE 2371.35 FEET TO THE SOUTH LINE OF LOT 9, BLOCK 3; THENCE NORTH 85°55'00" EAST ALONG SAID LOT LINE 1.0 FEET TO THE EAST BOUNDARY OF SAID SUBDIVISION; THENCE SOUTH 00°05'00" WEST ALONG SAID BOUNDARY AND 1/16 SECTION LINE 1320 FEET; THENCE SOUTH 89°59'10" EAST 33 FEET, THENCE SOUTH 00°05'01" WEST 1292.7 FEET TO THE 1/4 SECTION LINE; THENCE NORTH 89°59'23" WEST ALONG SAID 1/4 SECTION LINE 33 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 05-0033-0002]

PARCEL 2:

THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M.

LESS AND EXCEPTING THEREFROM: BEGINNING AT A POINT LOCATED NORTH 0°21'32" EAST ALONG THE SECTION LINE 1325.34 FEET FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF THE CIRCLE FOUR REALTY PROPERTY; THENCE NORTH 89°46'52" WEST ALONG THE SOUTH LINE OF THE CIRCLE FOUR REALTY PROPERTY 61.05 FEET; THENCE NORTH 0°20'47" EAST 129.78 FEET; THENCE SOUTH 89°39'13" EAST 61.08 FEET TO A POINT ON THE SECTION LINE THENCE, SAID POINT BEING ON THE EAST LINE OF THE CIRCLE FOUR REALTY PROPERTY; THENCE SOUTH 0°21'32" WEST ALONG THE SECTION LINE 129.38 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NOS.: 05-0033-0013, 05-0033-0014, 05-0033-0015, 05-0033-0016, 05-0033-0017 & 05-0033-0018]

PARCEL 3:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M.

LESS AND EXCEPTING THEREFROM: BEGINNING AT THE CENTER WEST 1/16 CORNER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SALT LAKE BASE & MERIDIAN ("SLB&M") (SAID POINT BEING THE SOUTHEAST CORNER OF THE MILFORD INDUSTRIAL PARK SUBDIVISION) AND RUNNING THENCE NORTH 89°59'23" WEST 1.0 FEET TO THE EAST RIGHT-OF-WAY LINE

OF THE INDUSTRIAL LOOP ROAD; THENCE NORTH 00°05'00" EAST ALONG SAID RIGHT-OF-WAY LINE 2371.35 FEET TO THE SOUTH LINE OF LOT 9, BLOCK 3; THENCE NORTH 85°55'00" EAST ALONG SAID LOT LINE 1.0 FEET TO THE EAST BOUNDARY OF SAID SUBDIVISION; THENCE SOUTH 00°05'00" WEST ALONG SAID BOUNDARY AND 1/16 SECTION LINE 1320 FEET; THENCE SOUTH 89°59'10" EAST 33 FEET, THENCE SOUTH 00°05'01" WEST 1292.7 FEET TO THE 1/4 SECTION LINE; THENCE NORTH 89°59'23" WEST ALONG SAID 1/4 SECTION LINE 33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: ANY PORTION LOCATED WITHIN BEAVER COUNTY PARCEL NO. 05-0033-0012.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NOS.: 05-0033-0005 & 05-0033-0006]

PARCEL 4:

BEGINNING NORTH 89°59'02" WEST 176.93 FEET FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M; THENCE NORTH 89°59'02" WEST 1498.21 FEET; THENCE NORTH 49°09'00" EAST 126.62 FEET; THENCE 430.58 FEET ON A CURVE TO RIGHT; THENCE SOUTH 89°59'02" EAST 533.34 FEET; THENCE 545.32 FEET ON A CURVE TO RIGHT TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0024-0014]

PARCEL 5:

THE SOUTH HALF OF THE NORTHWEST QUARTER; THE SOUTH HALF OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT A POINT LOCATED NORTH 0°21'32" EAST ALONG THE SECTION LINE 1325.34 FEET FROM THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M, SAID POINT BEING THE SOUTHWEST CORNER OF THE CIRCLE FOUR LLC PROPERTY; THENCE NORTH 0°21'32" EAST ALONG THE WEST LINE OF THE CIRCLE FOUR LLC PROPERTY AND THE SECTION LINE 129.38 FEET; THENCE SOUTH 89°39'13" EAST 38.92 FEET; THENCE SOUTH 0°20'47" WEST 129.56 FEET TO THE SOUTH LINE OF THE CIRCLE FOUR LLC PROPERTY; THENCE NORTH 89°46'52" WEST ALONG SAID SOUTH LINE OF THE CIRCLE FOUR LLC PROPERTY 38.95 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: ANY PORTION LOCATED WITHIN
BEAVER COUNTY PARCEL NO. 02-0025-0012.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NOS.: 02-0025-0002 & 02-0025-0010]

PARCEL 6:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 9, PLAT "B", AMENDED MILFORD
TOWNSITE SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF,
RECORDED IN THE OFFICE OF THE BEAVER COUNTY, UTAH RECORDER.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NOS.: 05-0007-0017, 05-0007-0018, 05-0007-0019 & 05-0007-
0020]

PARCEL 7:

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 3, MILFORD INDUSTRIAL PARK
SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED
IN THE OFFICE OF THE BEAVER COUNTY, UTAH RECORDER.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NOS.: 05-0039-0004, 05-0039-0005, 05-0039-0006, 05-0039-
0007, 05-0039-0008 & 05-0039-0009]

PARCEL 8:

LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK 4, MILFORD INDUSTRIAL PARK
SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED
IN THE OFFICE OF THE BEAVER COUNTY UTAH RECORDER.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NOS.: 05-0039-0013, 05-0039-0014, 05-0039-0015, 05-0039-
0016, 05-0039-0017, 05-0039-0018 & 05-0039-0019]

PARCEL 9:

LOTS 3 AND 4 AND THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0025-0009]

PARCEL 10:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0026-0007]

PARCEL 11

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M SAID CORNER BEING THE NORTHEAST CORNER OF THE CIRCLE FOUR LLC PROPERTY; THENCE SOUTH 0°29'49" WEST ALONG THE EAST LINE OF THE CIRCLE FOUR LLC PROPERTY 17.0 FEET; THENCE SOUTH 89°56'32" WEST 1328.63 FEET TO THE WEST LINE OF THE CIRCLE FOUR LLC PROPERTY; THENCE NORTH 0°29'49" EAST ALONG SAID WEST LINE OF CIRCLE FOUR LLC PROPERTY 17.0 FEET TO A POINT ON THE SECTION LINE, SAID POINT BEING THE NORTHWEST CORNER OF THE CIRCLE FOUR LLC PROPERTY; THENCE NORTH 89°56'32" EAST ALONG THE NORTH LINE OF THE CIRCLE FOUR LLC PROPERTY AND THE SECTION LINE 1328.63 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: BEGINNING AT A POINT LOCATED 965.37 FEET SOUTH AND 1330.73 FEET EAST FOR THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M, SAID POINT BEING ON THE 40-ACRE LINE; THENCE NORTH 00°07'13" WEST ALONG SAID 40-ACRE LINE 50.0 FEET; THENCE NORTH 89°56'32" EAST 803.32 FEET; THENCE ALONG A 475.0 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 742.78 FEET, LONG CHORD OF WHICH BEARS NORTH 45°08'39" EAST 669.38 FEET; THENCE NORTH 00°02'47" EAST 410.89 FEET TO THE SOUTH RIGHT OF WAY LINE OF A COUNTRY ROAD; THENCE NORTH 89°02'45" EAST ALONG SAID RIGHT OF WAY LINE 46.62 FEET TO THE SECTION LINE; THENCE SOUTH 00°16'37" EAST ALONG THE SECTION LINE 637.61 FEET; THENCE ALONG A 575.0 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 666.48 FEET LONG CHORD OF WHICH BEARS SOUTH 56°44'12" WEST 629.79 FEET; THENCE SOUTH 89°56'32" WEST 803.21 FEET TO THE 40-ACRE LINE; THENCE NORTH 00°07'13" WEST ALONG SAID 40-ACRE LINE 50.0 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0028-0001]

EXHIBIT "B"
TO SPECIAL WARRANTY DEED

Certificate of Merger

[Attached]

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"BROWN'S FARMS, LLC", A DELAWARE LIMITED LIABILITY COMPANY,
"BROWN'S OF CAROLINA LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"CARROLL'S FOODS LLC", A DELAWARE LIMITED LIABILITY COMPANY,
"CARROLL'S FOODS OF MEXICO LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"CARROLL'S FOODS OF VIRGINIA LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"CENTRAL PLAINS FARMS LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"CIRCLE FOUR FARMS, LLC", A NORTH CAROLINA LIMITED LIABILITY COMPANY,

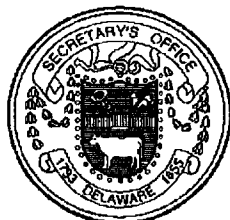
"CIRCLE FOUR LLC", A DELAWARE LIMITED LIABILITY COMPANY,
"COLORADO BOAR STUD LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"M-B FARMLAND LLC", A DELAWARE LIMITED LIABILITY COMPANY,

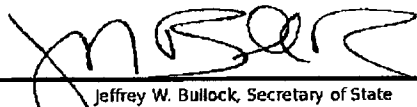
"MURPHY-BROWN HOLDINGS LLC", A DELAWARE LIMITED LIABILITY

3362999 8100M

090422332



You may verify this certificate online
at corp.delaware.gov/authver.shtml


Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 7283607

DATE: 05-05-09

Delaware

PAGE 2

The First State

COMPANY,

"MURPHY FARMS LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"NPD (USA) TEXAS LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"PRESTAGE-STOECKER FARMS, LLC", A DELAWARE LIMITED LIABILITY
COMPANY,

"QUARTER M FARMS LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"RGB FARMS, LLC", A NORTH CAROLINA LIMITED LIABILITY
COMPANY,

WITH AND INTO "MURPHY-BROWN LLC" UNDER THE NAME OF
"MURPHY-BROWN LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND
EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED
AND FILED IN THIS OFFICE THE FIRST DAY OF MAY, A.D. 2009, AT
6:49 O'CLOCK P.M.

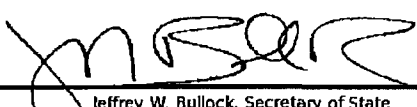
AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF
THE AFORESAID CERTIFICATE OF MERGER IS THE THIRD DAY OF MAY,
A.D. 2009, AT 11:59 O'CLOCK P.M.

3362999 8100M

090422332

You may verify this certificate online
at corp.delaware.gov/authver.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 7283607

DATE: 05-05-09

CERTIFICATE OF MERGER

MERGING

BROWN'S FARMS, LLC
BROWN'S OF CAROLINA LLC
CARROLL'S FOODS LLC
CARROLL'S FOODS OF MEXICO LLC
CARROLL'S FOODS OF VIRGINIA LLC
CENTRAL PLAINS FARMS LLC
CIRCLE FOUR LLC
CIRCLE FOUR FARMS, LLC
COLORADO BOAR STUD LLC
M-B FARMLAND LLC
MURPHY-BROWN HOLDINGS LLC
MURPHY FARMS LLC
NPD (USA) TEXAS LLC
PRESTAGE-STOECKER FARMS, LLC
QUARTER M FARMS LLC
RGB FARMS, LLC

WITH AND INTO

MURPHY-BROWN LLC

Pursuant to Section 18-209 of the Delaware Limited Liability Company Act (the "DLLCA"), the undersigned limited liability company executed the following Certificate of Merger:

FIRST: The names and states of incorporation of the constituent entities are as follows:

<u>Name</u>	<u>State</u>
Brown's Farms, LLC	Delaware
Brown's of Carolina LLC	Delaware
Carroll's Foods LLC	Delaware
Carroll's Foods of Mexico LLC	Delaware
Carroll's Foods of Virginia LLC	Delaware
Central Plains Farms LLC	Delaware
Circle Four LLC	Delaware
Circle Four Farms, LLC	North Carolina
Colorado Boar Stud LLC	Delaware
M-B Farmland LLC	Delaware

Murphy-Brown LLC	Delaware
Murphy-Brown Holdings LLC	Delaware
Murphy Farms LLC	Delaware
NPD (USA) Texas LLC	Delaware
Prestage-Stoecker Farms, LLC	Delaware
Quarter M Farms LLC	Delaware
RGB Farms, LLC	North Carolina

SECOND: The name of the surviving entity is Murphy-Brown LLC, a Delaware limited liability company (the "Surviving Company").

THIRD: The Agreement and Plan of Merger has been approved, adopted, certified, executed and acknowledged by the constituent entities.

FOURTH: The merger is to become effective as of 11:59PM Eastern Standard Time on May 3, 2009.

FIFTH: The Agreement and Plan of Merger is on file at 200 Commerce Street, Smithfield, Virginia, which is a place of business and mailing address of the Surviving Company.

SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the Surviving Company on request, without cost, to any member of any constituent limited liability company or stockholder of any constituent corporation.

[Remainder Intentionally Left Blank]

IN WITNESS WHEREOF, the Surviving Company has caused this certificate to be signed by an authorized person, as of this 1st day of May, 2009.

MURPHY-BROWN LLC

By: 
Craig A. Dixon, Authorized Person

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). _____ <i>See Attached Exhibit B</i> 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) ☒ All of Water Right No(s). <u>See Attached Exhibit B</u> ☐ _____ 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 _____ ☐ _____ 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) ☐ Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ ☐ Culinary water service is provided by: _____ ☐ Outdoor water service is provided by: _____ ☐ There is no water service available to Grantor's Parcel(s). ☐ 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: _____

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

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	N1
	along with all applications pertaining to the water right(s) listed in this Section A,	N2
	and all other appurtenant water rights. (Proceed to Section C)	N3
B	Only the following water rights are being conveyed: (check all boxes that apply)	N1
	☒ All of Water Right No(s). See Attached Exhibit B	N4
	☐ _____ 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 _____.	N5
	☐ _____ 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 _____.	N5
	Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N2
C	Disclosures by Grantor: (check all boxes that apply)	
	☐ Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____	N6
	☐ Culinary water service is provided by: _____	N7
	☐ Outdoor water service is provided by: _____	N8
	☐ There is no water service available to Grantor's Parcel(s).	N9
	☐ Other water related disclosures: _____	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: Matthew B. Smith

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

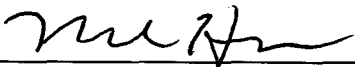
E-0018-0000-0000, E-0021-0000-0000, E-0022-0001-0000, E-0456-0000-0000,
E-0457-0001-0000, E-0475-0000-0000, E-0030-0000-0000, E-0476-0000-0000,
E-0476-0002-0000, E-0480-0001-0000, E-0497-0001-0000, E-0500-0000-0000,
E-0420-0000-0000, E-0422-0000-0000, E-0425-0426-0427, E-0430-0460-0447,
E-0443-0444-0000, 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)]

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 Exhibits A and B attached hereto.
183603-MCF

SPECIAL WARRANTY DEED & QUITCLAIM

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 Iron 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”).

In addition to the conveyance above, Grantor hereby quitclaims to Grantee the property
described on Exhibit “B” attached hereto and incorporated herein by this reference.

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: [Signature]

Name: Mark Hall

Title: Vice President

ACKNOWLEDGEMENT

COMMONWEALTH/ STATE OF Virginia

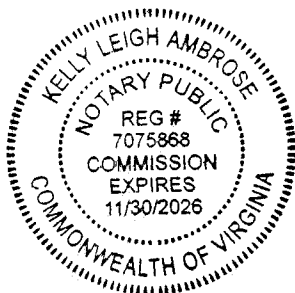
COUNTY OF Isle of Wight

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)



[Signature]
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. Blue Mountain South

PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 31 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON
COUNTY PARCEL ID NO.: E-0013-0000-0000]

PARCEL 2:

THE SOUTHEAST QUARTER; THE EAST HALF OF THE SOUTHWEST
QUARTER; AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 17, TOWNSHIP 31 SOUTH, RANGE 12 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT THE SOUTHEAST CORNER OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE WEST 521.375 FEET; THENCE NORTH 1043.55 FEET; THENCE EAST
1043.55 FEET; THENCE SOUTH 1043.55 FEET; THENCE WEST 521.375
FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON
COUNTY PARCEL ID NO.: PART OF E-0018-0000-0000]

PARCEL 3:

THE EAST HALF OF THE NORTHWEST QUARTER; THE SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER; AND THE SOUTHWEST QUARTER
OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON
COUNTY PARCEL ID NO.: PART OF E-0018-0000-0000]

PARCEL 4:

THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF SECTION
20, TOWNSHIP 31 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0021-0000-0000]

PARCEL 5:

THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 12 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 1043.55 FEET; THENCE WEST 1043.55 FEET; THENCE SOUTH 1043.55 FEET; THENCE EAST 1043.55 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: PART OF E-0022-0001-0000]

PARCEL 6:

THE SOUTH 69 ACRES OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: PART OF E-0022-0001-0000]

PARCEL 7:

ALL OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SLB&M.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT OF WAY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0456-0000-0000]

PARCEL 8:

THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0457-0001-0000]

PARCEL 9:

THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON
COUNTY PARCEL ID NO.: E-0475-0000-0000]

PARCEL 10:

THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF SECTION
7, TOWNSHIP 32 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON
COUNTY PARCEL ID NO.: E-0030-0000-0000]

PARCEL 11:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON
COUNTY PARCEL ID NO.: E-0476-0000-0000]

PARCEL 12:

THE SOUTH HALF OF THE SOUTHWEST QUARTER; THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 32
SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON
COUNTY PARCEL ID NO.: E-0476-0002-0000]

PARCEL 13:

THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF SECTION
2, TOWNSHIP 32 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON
COUNTY PARCEL ID NO.: E-0480-0001-0000]

PARCEL 14:

THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 32 SOUTH, RANGE 13
WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON
COUNTY PARCEL ID NO.: E-0497-0001-0000]

PARCEL 15:

THE NORTHWEST QUARTER; AND THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 32 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0500-0000-0000]

2. Blue Mountain West

PARCEL 88: Lots 5, 6, 11 and 12 in Section 4 and Lots 7, 8, 9 and 10 in Section 5, Township 31 South, Range 13 West, SLB&M. [E-0420-0000-0000]

EXCEPTING THEREFROM: Beginning at the West quarter corner of Section 4, Township 31 South, Range 13 West, SLB&M and running thence South 89°57'49" East along the quarter section line 660 feet; thence North 00°07'45" West 660 feet; thence North 89°57'49" West 660 feet; thence South 00°07'45" East along the section line 660 feet to the point of beginning.

PARCEL 90: All of Section 7, LESS 9 acres for roads; all of Section 30, LESS 12 acres of railroad right-of-way; the East half of Section 18, LESS 3 acres for roads; all of Section 19, LESS the North 1500.64 feet of the Northwest quarter; the West half of Section 20; and the West half of the Northwest quarter; and the Northeast quarter of the Northwest quarter of Section 29, Township 31 South, Range 13 West, SLB&M, LESS railroad RIGHT of way. [E-0425-0426-0427; E-0443-0444-0000; E-0445-0446-0000; E-0463-0464-0000; E-0430-0460-0447; E-0462-0001-0000]

EXCEPTING THEREFROM: Beginning at a point North 00°04'42" West along the section line 1283 feet from the East quarter corner of Section 18, Township 31 South, Range 13 West, SLB&M and running thence South 89°55'18" West 660 feet; thence North 00°04'42" West 660 feet; thence North 89°55'18" East 660 feet to the section line; thence South 00°04'42" East along the section line 660 feet to the point of beginning.

PARCEL 91: The East half of Section 10, Township 31 South, Range 13 West, SLB&M. [E-0430-0460-0447]

00000000

PARCEL 94: The Northeast quarter of the Northeast quarter of Section 27, Township 31 South, Range 13 West, SLB&M. [E-0430-0460-0447]

PARCEL 96: All of Section 1, Township 31 South, Range 14 West, SLB&M. [E-0689-0689-0001]

PARCEL 97: All of Section 25, Township 31 South, Range 14 West, SLB&M. [E 0694-0694-0001-695]

EXHIBIT "B"
TO SPECIAL WARRANTY DEED

QUITCLAIM FOR BLUE MOUNTAIN WEST

PARCEL 1:

LOTS 5, 6, 11 AND 12 IN SECTION 4, AND LOTS 7, 8, 9 AND 10 IN SECTION 5,
TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE LAND CONVEYED TO DEAN S. CARTER AND DONA
I. CARTER BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER
29, 1995 AS ENTRY NO. 358960 IN BOOK 551 AT PAGE 781 OF OFFICIAL RECORDS,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 31
SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING
THENCE SOUTH 89°57'49" EAST ALONG THE QUARTER SECTION LINE 660 FEET;
THENCE NORTH 00°07'45" WEST 660 FEET; THENCE NORTH 89°57'49" WEST 660
FEET; THENCE SOUTH 00°07'45" EAST ALONG THE SECTION LINE 660 FEET TO THE
POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES
OF THE COUNTY ROAD RIGHT OF WAY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY
PARCEL ID NO.: E-0420-0000-0000]

PARCEL 2:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND THE EAST HALF OF THE SOUTHWEST
QUARTER; AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 31 SOUTH,
RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE LAND CONVEYED TO DEAN S. CARTER AND DONA
I. CARTER BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER
29, 1995 AS ENTRY NO. 358960 IN BOOK 551 AT PAGE 781 OF OFFICIAL RECORDS,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°58'17" WEST ALONG THE QUARTER SECTION
LINE 983 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 31
SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING
THENCE SOUTH 00°01'43" EAST 367 FEET; THENCE SOUTH 89°58'17" WEST 660 FEET;
THENCE NORTH 00°01'43" WEST 660 FEET; THENCE NORTH 89°58'17" EAST 660
FEET; THENCE SOUTH 00°01'43" EAST 293 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0422-0000-0000]

PARCEL 3:

ALL OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0425-0426-0427]

PARCEL 4:

THE EAST HALF OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF THE UNION PACIFIC RAILROAD RIGHT OF WAY.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY.

ALSO:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

ALSO:

THE WEST HALF OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0430-0460-0447]

PARCEL 5:

EAST HALF OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE LAND CONVEYED TO DEAN S. CARTER AND DONA I. CARTER BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 1995 AS ENTRY NO. 358960 IN BOOK 551 AT PAGE 781 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°04'42" WEST ALONG THE SECTION LINE 1283 FEET FROM THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°55'18" WEST 660 FEET; THENCE NORTH 00°04'42" WEST 660 FEET; THENCE NORTH 89°55'18" EAST 660 FEET TO THE SECTION LINE; THENCE SOUTH 00°04'42" EAST ALONG THE SECTION LINE 660 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0443-0444-0000]

PARCEL 6:

ALL OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE LAND CONVEYED TO DEAN S. CARTER AND DONA I. CARTER BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 1995 AS ENTRY NO. 358960 IN BOOK 551 AT PAGE 781 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 1500.64 FEET OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0445-0446-0000]

PARCEL 7:

THE WEST HALF OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF THE UNION PACIFIC RAILROAD RIGHT OF WAY.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0462-0001-0000]

PARCEL 8:

ALL OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF THE UNION PACIFIC RAILROAD RIGHT OF WAY.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0463-0464-0000]

PARCEL 9:

ALL OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0689-0689-0001]

PARCEL 10:

ALL OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0694-0694-0001-695]

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. (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) ☒ All of Water Right No(s). See Attached Exhibit B ☐ _____ 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 _____ ☐ _____ 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)	N1 N4 N5 N5 N2
C	Disclosures by Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ ☐ Culinary water service is provided by: _____ ☐ Outdoor water service is provided by: _____ ☐ There is no water service available to Grantor's Parcel(s). ☐ 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. Smith

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

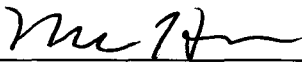
E-0018-0000-0000, E-0021-0000-0000, E-0022-0001-0000, E-0456-0000-0000,
E-0457-0001-0000, E-0475-0000-0000, E-0030-0000-0000, E-0476-0000-0000,
E-0476-0002-0000, E-0480-0001-0000, E-0497-0001-0000, E-0500-0000-0000,
E-0420-0000-0000, E-0422-0000-0000, E-0425-0426-0427, E-0430-0460-0447,
E-0443-0444-0000, 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 (Iron County)]