

BOX 1112

DEP 7MS FEE 16"

47828

1992 SEP 10 PM 3:10

When Recorded Return To:  
Dennis M. Astill  
STRONG & HANNI  
9 Exchange Place, #600  
Salt Lake City, Utah 84111

Send Tax Notices To:  
Reeder Ranch, Ltd.  
1160 North 2600 West  
Brigham City, Utah 84302

*Land ad #47828*

QUIT CLAIM DEED

BOOK 528 PAGE 117

DENNIS J. REEDER, as a Trustee of the Prudence W. Reeder Family Living Trust, dated December 6, 1982, and DENNIS J. REEDER, as a Trustee of the Maurice L. Reeder Family Living Trust, dated December 6, 1982, Grantor(s), of Cupertino, California, hereby QUIT CLAIMS to REEDER RANCH, LTD., a Utah Limited Partnership, of Brigham City, Utah, Grantee, for TEN DOLLARS and other good and valuable consideration, the following described tracts of land in Box Elder County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Witness the hand of said Grantor this 31 day of August, A.D. One Thousand Nine Hundred and Ninety Two (1992).

*Dennis J. Reeder*  
Dennis J. Reeder, as a Trustee  
of the Prudence W. Reeder Family  
Living Trust

*Dennis J. Reeder*  
Dennis J. Reeder, as a Trustee  
of the Maurice L. Reeder Family  
Living Trust

STATE OF CALIFORNIA )  
COUNTY OF Santa Clara ) ss.

The foregoing instrument was acknowledged before me this 31st day of August, 1992, by Dennis J. Reeder, Trustee of the Prudence W. Reeder Family Living Trust and the Maurice L. Reeder Family Living Trust.

My Commission Expires:  
May 12, 1995

*Cathy Clement*  
NOTARY PUBLIC in and for  
Santa Clara County

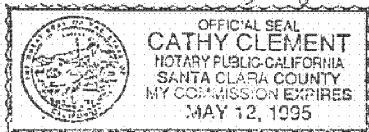


EXHIBIT A

BOOK 528 PAGE 118

Parcel 1

Beginning at a point 80 rods East of the Northwest Corner of the Southwest Quarter of Section 4, Township 9 North, Range 2 West, Salt Lake Base & Meridian; thence running East 1 rod; thence South 158 rods; thence West 1 rod; thence North 158 rods to point of beginning. Less that portion in county road.

Parcel 2

Beginning at a point 203 feet West and 33 feet North of the Southeast Corner of Section 16, Township 9 North, Range 2 West, Salt Lake Base & Meridian, said point being on the west line of the old C.P.R.R. right-of-way and on the north line of road; thence North 20°33' West 1367 feet along the West line of S.D.R.R.; thence North 89°30' West 622.7 feet; thence South 15°40' West 1332 feet, more or less to the north line of said road; thence East along said north line 1620 feet more or less to the point of beginning.

Parcel 3

Beginning 455 feet East of the Southwest Corner of the Northwest Quarter of Section 20, Township 9 North, Range 2 West, Salt Lake Base & Meridian; thence East along the Quarter Section line 1492 feet to a lane belonging to B.R.S.L. Co.; thence North 00°07' East 2583.7 feet in a Southerly direction along the south line of highway to a point 1915 feet due north of point of beginning; thence South 1915 feet to the Point of beginning. Also: Beginning at the Northwest Corner of said Section, East along the North line of said Section 1923 feet; thence South 00°07' West 51.5 feet to the north line of highway in a Southwesterly direction along the north line of said highway to a point due south of beginning; thence North 508.5 feet to the point of beginning. Exclusively excepting therefrom: Beginning at the Northwest Corner of said Section; thence East 1980 feet; thence South 33 feet; thence West 1980 feet; thence North 33 feet to the point of beginning.

Parcel 4

The Northeast Quarter, lying south of the O.S.L.R.R. and west of Interstate 15; the Southeast Quarter of the Northwest Quarter, less that portion to Joseph T. Reeder,

Tax ID Number 03-074-0015. The North One-Half of the Southeast Quarter and the East One-Half of the Southwest Quarter, and all land lying west of C.P.R.R. Co's track in the Southwest Quarter of the Southeast Quarter, Section 9, Township 9 North, Range 2 West, Salt Lake Base & Meridian. Less all of that portion belonging to the Santa Fe Pacific Realty Corp., Tax ID number 03-074-0018.

Parcel 5

That part of the South One-Half of the Southeast Quarter of Section 9, Township 9 North, Range 2 West, ALM. Lying east of C.P.R.R. right-of-way and west of Interstate 15.

Parcel 6

A part of the South Half of the Southeast Quarter of Section 32, Township 10 North, Range 2 West, Salt Lake Base & Meridian: Beginning at an existing fence corner located North 89°13'39" West 49.50 feet from the Southeast Corner of said Section 32; running thence South 89°54'36" West 1244.87 feet; thence North 11°09'01" West 114.66 feet; thence North 24°28'24" West 283.32 feet; thence North 51°31'06" West 137.88 feet; thence North 248.40 feet; thence West 128.44 feet; thence South to an existing fence corner 30.00 feet; thence along said fence line the following 5 courses: South 89°55'59" West 284.56 feet; thence North 65°00'55" West 83.70 feet; thence North 00°13'33" West 592.86 feet to the south right-of-way line of 2600 North Street (a country road); thence North 89°58'32" East along said right-of-way line 1979.28 feet to the west right-of-way line of 2800 West Street (a country road); thence South 00°07'57" East along said right-of-way line 1302.65 feet to the point of beginning. (Basis of bearing is the East Line of said Section 32 assumed as North.)

Together with and subject to a right-of-way being 30.0 feet in width for ingress and egress described as follows: Beginning at the Northwest Corner of the above described property; running thence North 89°58'32" East 30.00 feet; thence South 00°13'33" East 574.08 feet; thence South 64°00'59" East 58.10 feet; thence North 89°55'59" East 277.65 feet; thence South 30.00 feet; thence South 89°55'59" West 284.56 feet; thence North 64°00'55" West 83.70 feet; thence North 00°13'33" West 592.86 feet to the point of beginning.

Parcel 7

Beginning 22 rods, 7 links South of the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 9, Township 9 North, Range 2 West, Salt Lake Base

BOOK 528 PAGE 120

& Meridian; thence running Northwest along railroad 21 rods and 3 links; thence Southeast 28 rods, 16 links; thence North 14 rods to the point of beginning. (This tract is mostly surrounded by the 100 foot strip of land formerly the O.S.L.R.R. right-of-way and now the Santa Fe Pacific Realty Corp. strip of land.)

48

Chris Reeder  
1150 N 2650 st.  
R.

When Recorded, Mail to:

Ent 289606 BR 1122 Pg 380  
Date 25-Mar-2010 12:24PM Fee \$48.00  
L.A. Adams - Filed By me  
Box Elder Co., UT  
For CHRIS REEDER

03-109-0010 03-068-0008  
0011 03-074-0011  
0012 0002  
0013 0010  
0022 04-045-0021  
03-074-0003  
03-111-0039  
03-109-0021  
03-108-6054  
03-250-006  
0011

[Space Above This Line for Recording Data]

# Acknowledgement of Ownership Transfer

REEDER RANCH, LLC, a Utah limited liability company, is the successor in interest to REEDER RANCH, LTD., a Utah Limited Partnership aka REEDER RANCH LIMITED PARTNERSHIP, pursuant to Articles of Conversion filed on June 8, 2009 with the Division of Corporations, State of Utah (a copy of which is attached hereto) and is now the owner of record of the following described real property in the County of Box Elder, State of Utah:

SEE ATTACHED EXHIBIT "A"

Subject to easements, covenants, conditions and restrictions of record and taxes for the current year or enforceable at law or equity

This Acknowledgement of Ownership Transfer is given and recorded to acknowledge the conversion of Reeder Ranch, Limited Partnership into that entity now known as Reeder Ranch, LLC. As such, Reeder Ranch, LLC has and is hereby assigned all rights, interests, duties and liabilities existing as of the date of conversion, namely June 8, 2009.

In witness whereof, Grantor has executed this Acknowledgement of Ownership Transfer this \_\_\_ of March, 2010.

REEDER RANCH, LTD.,  
a Utah limited partnership

REEDER RANCH, LLC,  
a Utah limited liability company

By: Chris W. Reeder  
Chris W. Reeder, General Partner

By: Chris W. Reeder  
Chris W. Reeder, Manager

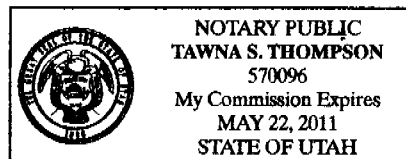
By: Martin W. Reeder  
Martin W. Reeder, Trustee of the  
Prudence W. Reeder Living Trust,  
General Partner

By: Martin W. Reeder  
Martin W. Reeder, Manager

COUNTY OF Salt Lake )  
:ss  
STATE OF Utah )

On the 17<sup>th</sup> day of March, 2010, personally appeared before me MARTIN W. REEDER, who being by me duly sworn did say, that he is the Trustee of the Prudence W. Reeder Living Trust, a General Partner of Reeder Ranch, Ltd., and the Manager of Reeder Ranch, LLC, and that the foregoing instrument was signed for and on behalf of the said Limited Partnership and Limited Liability Company.

Tawna S. Thompson  
Notary Public



8

COUNTY OF Box Elder  
:SS  
STATE OF Utah )

On the 25 day of March, 2010, personally appeared before me CHRIS W. REEDER, who being by me duly sworn did say, that he is a General Partner of Reeder Ranch, Ltd., and the Manager of Reeder Ranch, LLC, and that the foregoing instrument was signed for and on behalf of the said Limited Partnership and Limited Liability Company.

  
Notary Public



EXHIBIT "A"

Parcel No. 03-109-0010 ✓

Beginning at a point 189 rods East of the Northwest Corner of Section 16, Township 9 North, Range 2 West, Salt Lake Base & Meridian; running thence southeast along the West line of railroad to a point 100 rods East of Center of said Section; thence West 58 rods; thence North 42.25 rods; thence West 8 rods; thence North 58 rods; thence East 24 rods in a Northwesterly direction parallel to and 1 rod West of railroad right-of-way to North line of said Section; thence East 1 rod to point of beginning.

Parcel No. 03-109-0011 ✓

Beginning at a point 140 rods North of the Southeast Corner of Section 16, Township 9 North, Range 2 West, Salt Lake Base & Meridian; and running thence West 58 rods to railroad; thence Northwest along railroad to the North Section line: thence East 86 rods 12 feet; thence South 89 rods; thence East 29 rods 5 feet to Section line; thence South 92 rods to point of beginning. Less for state road.

Parcel No. 03-109-0012 ✓

Beginning at the Northeast Corner of Section 16, Township 9 North, Range 2 West, Salt Lake Base & Meridian; running thence South 1346 feet; thence North 89 degrees 33' West 512 feet; thence North 16 degrees 18' West 1355 feet; thence North 89 degrees 49' East 660.3 feet to the point of beginning. Less for state road.

Parcel No. 03-109-0013 ✓

Beginning at a point 1346 feet South of the Northeast Corner of Section 16, Township 9 North, Range 2 West; South 144 feet; thence North 89 degrees 33' West 499 feet: thence North 16 degrees 18' West 147 feet; thence South 89 degrees 33' East 512 feet to the point of beginning. Less for state road.

Parcel No. 03-109-0022 ✓

Beginning at the Southeast Corner of Section 16, Township 9 North, Range 2 West, Salt Lake Base & Meridian; running North 140 rods; thence West 58 rods to railroad; thence Southeast along railroad to South Section line; thence East to point of beginning. Less for state road.

Parcel No. 03-068-0008 ✓✓

Beginning at a point 80 rods East of the Northwest Corner of the Southwest Quarter of Section 4, Township 9 North, Range 2 West, Salt Lake Base & Meridian; thence running East 1 rod; thence South 158 rods; thence West 1 rod; thence North 158 rods to point of beginning. Less that portion in county road.

Parcel No. 03-074-0011 ✓✓

That part of the South One-Half of the Southeast Quarter of Section 9, Township 9 North, Range 2 west, Salt Lake Base & Meridian, lying east of C.P.R.R. right-of-way and west of Interstate 15. Less tract deeded to NUCOR.

Parcel No. 03-074-0002 ✓✓

Beginning 22 rods, 7 links South of the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 9, Township 9 North, Range 2 West, Salt Lake Base & Meridian; thence running Northwest along railroad 21 rods and 3 links; thence Southeast 28 rods, 16 links; thence North 14 rods to the point of beginning. (This tract is mostly surrounded by the 100 foot strip of land formerly the O.S.L.R.R. right-of-way and now the Santa Fe Pacific Realty Corp. strip of land.)

Parcel No. 04-045-0021 ✓✓

A part of the South Half of the Southeast Quarter of Section 32, Township 10 North, Range 2 West, Salt Lake Base & Meridian: Beginning at an existing fence corner located North 89 degrees 13'39" west 49.50 feet from the Southeast Corner of said Section 32; running thence South 89 degrees 54'36" West 1244.87 feet; thence North 11 degrees 09'01" West 114.66 feet; thence North 24 degrees 28'24" West 283.32 feet; thence North 51 degrees 31'06" west 137.88 feet; thence North 248.40 feet; thence West 128.44 feet; thence South to an existing fence corner 30.00 feet; thence along said fence line the following 5 courses: South 89 degrees 55'59" West 284.56 feet; thence North 65 degrees 00'55" West 83.70 feet; thence North 00°13'33" west 592.86 feet to the south right-of-way line of 2600 North Street (a country road); thence North 89 degrees 58' 32" East along said right-of-way line 1979.28 feet to the west right-of-way line of 2800 West Street (a country road); thence South 00 degrees 07'57" East along said right-of-way line 1302.5 feet to the point of beginning. (Basis of bearing is the East Line of said Section 32 assumed as North.)

Together with and subject to a right-of-way being 30.0 feet in width for ingress and egress described as follows: Beginning at the Northwest Corner of the above described property; running thence North 89 degrees 58'32" East 30.00 feet; thence South 00 degrees 13'33" East 574.08 feet; thence South 64 degrees 00' 59" East 58.10 feet; thence North 89 degrees 55' 59" East 277.65 feet; thence South 30.00 feet; thence South 89 degrees 55'59" West 284.56 feet; thence North 64 degrees 00'55" West 83.70 feet; thence North 00 degrees 13'33" West 592.86 feet to the point of beginning.

Less and excepting a 16.00 foot wide strip of land described as follows:



BEGINNING at a point located North 89 degrees 13'39" West 49.50 feet and North 00 degrees 07'57" West 1302.65 feet and South 89 degrees 58'32" West 1979.28 feet from the Southeast Corner of Section 32, Township 10 North, Range 2 West of the Salt Lake Base and Meridian, and running thence North 89 degrees 58'32" East 16.00 feet; thence South 00 degrees 13'33" East 582.84 feet; thence South 64 degrees 00'55" East 70.05 feet; thence North 89 degrees 55'59" East 280.88 feet; thence South 00 degrees 00'00" West 16.00 feet; thence South 89 degrees 55'59" West 284.56 feet; thence North 64 degrees 00'55" West 83.71 feet; thence North 00 degrees 13'33" West 592.86 feet to the point of BEGINNING.

Parcel No. 03-074-0010 ✓

The Northeast Quarter, lying South of the O.S.L.R.R. and West of Interstate 15; the Southeast Quarter of the Northwest Quarter, less that portion to Joseph T. Reeder, Tax ID Number 03-074-0015. The North One-Half of the Southeast Quarter and the East One-Half of the Southwest Quarter, and all land lying west of C.P.R.R. Co's track in the Southwest Quarter of the Southeast Quarter, Section 9, Township 9 North, Range 2 West, Salt Lake Base & Meridian. Less all of that portion belonging to the Santa Fe Pacific Realty Corp., Tax ID number 03-074-0018. Exc of Res Less for ST RD COMM, Less tracts conveyed to the following: Walter G Mann, Lewis H. Jones, Jr, Chevron Oil Co, James Collin Sheridan, Less Deeded to Merlin L. Reeder. Less tract deed to NUCOR. Less tract deeded to K R Dickamore.

Less Beginning at a point on the East R/W line of 2600 West Street located North 00 degrees 00'00" East 2516.52 feet and North 90 degrees 00'00" East 1344.95 feet from the Southwest corner of said Southwest ¼, thence North 87 degrees 01'39" East 202.13 feet, thence South 00 degrees 20' 55" East 222.56 feet, thence South 89 degrees 25'03" West 198.55 feet to said East R/W line, thence along said R/W line the following 2 courses, North 00 degrees 34'57" West 94.43 feet, thence to the left along the arc of a 2870.68 foot radius curve, a distance of 119.74 feet, chord bears North 01 degrees 46'39" West 119.73 feet to point of beginning.

Also Less and excepting a part of the west half of section 9, Township 9 North, Range 2 West, Salt Lake Base & Meridian: Beginning at a point on the East right-of-way line of a county road being located North 00 degrees 00'00" East 2635.40 feet and North 90 degrees 00'00" East 1337.15 feet from the Southwest corner of said west Half and running thence along said right-of-way line the following two courses: to the right on the arc of a 239.72 foot radius curve, a distance of 58.10 feet, chord bears North 06 degrees 21'56" East 57.96 feet; thence North 13 degrees 18'31" East 104.49 feet.; thence North 90 degrees 00'00" East 109.11 feet; thence South 28 degrees 43'10" East 150.19 feet; thence south 90 degrees 00'00" west 98.92 feet; thence South 00 degrees 00'00" East 27.57 feet; thence south 90 degrees 00'00" West 112.84 feet to the point of beginning.

Parcel No. 03-074-0003 ✓

✓ The Northeast Quarter of the Northwest Quarter of Section 9, Township 9 North, Range 2 West, Salt Lake Base and Meridian.

Less: Rail Road Rights of Way.

Less: County Road and State Road.

Less: that Tract lying North of the County Road.

Parcel No. 03-111-0039 /

Beginning at the Northeast Corner of Section 20, Township 9 North, Range 2 West, Salt Lake Base and Meridian, running thence West 43 rods; thence South 157 rods; thence East 43 rods; thence North 157 rods to the place of beginning. Excepting that portion within the roadway.

Less and excepting [03-111-0031] part of East ½ of Section 17 Township 9 North Range 2 West, Beginning at the Southwest corner of Section 17 a being a found Railroad spike in the road: thence North 0 degrees 0'0" East along the West line of said Section 17 44.08 feet to the Northerly right of way of said FHWA Project number UT PLH 523-1(2); thence along said right of way the following 5 courses; (1) thence North 89 degrees 54'42" East 2120.84 feet, (2) thence North 0 degrees 1'18" West 17 feet, (3) thence North 89 degrees 58'42" East 196.9 feet, (4) thence South 0 degrees 1'18" East 17 feet, (5) thence North 89 degrees 58'42" East 2962.71 feet, leaving said right of way along said section line thence South 0 degrees 12'42" East 26.24 feet to the Southeast corner of said Section, thence along the East line of Section 20, South 0 degrees 12'42" East 6.76 feet to the center line of FHWA Project Number UT PLH 523-1(2), along said center line North 89 degrees 58'42" East 2629.15 feet to the center line of Section 21, along said center line, South 0 degrees 9'58" West 33 feet to the southerly right of way of said project the following 7 courses, (1) South 89 degrees 58'42" West 519.46 feet (2) South 0 degrees 4'22" West 17 feet, (3) South 89 degrees 58'42" West 628.39 feet, (4) North 0 degrees 4'22" East 17 feet, (5) South 89 degrees 58'42" West 4472.11 feet, (6) North 0 degrees 13'8" West 7 feet, (7) South 89 degrees 58'42" West 333.32 feet to the Westerly line of parcel described in the deed recorded in Book 289, Page 258 in the Box Elder County Recorder's Office, North 0 degrees 13'8" West 2.65 feet to existing right of way of existing Bear River Road described in deed recorded at Misc. Book R, Page 297 in Box Elder County Recorder's Office, South 89 degrees 46'52" West 1955.23 feet to the West line of said Section 20, North 0 degrees 4'6" East 33 feet to the Northwest corner of said section and the point of beginning.

Also Less and excepting the following: A parcel of land in fee located in the Northeast ¼ of Section 20, Township 9 North, Range 2 West, Salt Lake Baseline and Meridian in Box Elder County, Utah, being that portion of the right of way for FHWA Project Number UT PLH 523-1 (2), lying within the parcel of land described in deeds recorded at Book 621, Page 35, in the Box Elder County Recorder's Office: Beginning at the Southwest corner of Section 17 of said Township and Range, being a found railroad spike in the road: (1) Thence North 00 deg. 00 min. 00 sec. East, along the West line of said Section 17, a distance of 44.08 feet (13.435 meters) to the Northerly right of way of said FHWA Project Number UT PLH 523-1 (2); (2) Thence following along said right of way N 89 deg. 58 min. 42 sec. E a distance of 5280.44 feet (1609.481 meters) to the East line of Section 17 of said Township; (3) Thence leaving said right of way and along said section line S 00 deg. 12 min. 42 sec. E a distance of 26.24 feet (7.998 meters) to the Southeast corner of said Section; (4) Thence along the East line of Section 20 of said Township S 00 deg. 12 min. 42 sec. E a distance of 6.76 feet (2.060 meters) to the centerline of FHWA Project Number UT PLH 523-1(2); (5) Thence along said centerline N 89 deg. 58 min. 42 sec. E a distance of 2629.15 feet (801.368 meters) to the centerline of said section 21; (6) Thence along said centerline S 00 deg. 09 min. 58 sec. W a distance of 33.00 feet (10.058 meters) to the Southerly right of way of said project and

following along said right of way the following seven courses; (7) Thence S 89 deg. 58 min. 42 sec. W a distance of 519.46 feet (158.332 meters); (8) Thence S 00 deg. 04 min. 22 sec. W a distance of 17.00 feet (5.181 meters); (9) Thence S 89 deg. 58 min. 42 sec. W a distance of 628.39 feet (191.534 meters); (10) Thence N 00 deg. 04 min. 22 sec. E a distance of 17.00 feet (5.181 meters); (11) Thence S 89 deg. 58 min. 42 sec. W a distance of 4806.61 feet (1465.058 meters); (12) Thence S 00 deg. 13 min. 08 sec. E a distance of 4.35 feet (1.325 meters) to the existing right of way of the existing Bear River Road as described in the deed recorded at Misc. Book R, Page 297 in the Box Elder County Recorder's Office; (13) Thence along said right of way S 89 deg. 46 min. 52 sec. W a distance of 1955.23 feet (595.954 meters) to the west line of said Section 20; (14) Thence along said line N 00 deg. 04 min. 06 sec. E a distance of 33.00 feet (10.058 meters) to the Northwest corner of said Section and the Point of Beginning.

Note: For the purpose of this description the bearings are based on the North line of the West half of Section 20, T. 9 N., R 2 W., Salt Lake Baseline and Meridian. Said line is monumented by found railroad spikes at both the Northwest corner of said Section and the North quarter corner of said Section, and measured as being South 89° 46' 52" West.

Note: The horizontal dimensions shown hereon, both U. S. Survey Foot and metric, are ground dimensions. The Federal Highway Administration, Central Federal Lands Right-of-Way plan set for Project UT PLH 523-1(1) has all horizontal dimensions shown at State Plane Grid. To convert the U.S. Survey Foot dimensions on this property description to State Plane Grid multiply the dimension shown by the combined factor of 0.99976543.

Parcel No. 03-109-0021 ✓✓

Beginning at a point 203 feet West and 33 feet North of the Southeast Corner of Section 16, Township 9 North, Range 2 West, Salt Lake Base & Meridian, said point being on the West line of the old C.P.R.R. right-of-way and on the north line of road; thence North 20 degrees 33' West 1367 feet along the West line of S.D.R.R.; thence North 89 degrees 30' West 622.7 feet; thence South 15 degrees 40' West 1332 feet, more or less to the north line of said road; thence east along said north line 1620 feet more or less to the point of beginning. Less: To UDOT for Description see Entry No. 113980 of official records.

Parcel No. 03-108-0054 ✓✓

The following outside city limits: South ½ of the Southwest ¼ of Section 15 Township 9 North, Range 2 West, Salt Lake Base & Meridian. Less State road. Less: UDOT for description see Entry No. 113980 of official records.

Parcel No. 03-250-0010 ✓✓

Lot 10, BOX ELDER LAKE SUBDIVISION, AMENDED & EXTENDED, according to the official plat thereof recorded in the Box Elder County Recorder's Office.

Parcel No. 03-250-0011 ✓/

Lot 11, BOX ELDER LAKE SUBDIVISION, AMENDED & EXTENDED, according to the official plat thereof recorded in the Box Elder County Recorder's Office.