

ENT 35997 : 2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Mar 23 10:30 AM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

**WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:**

Eagle Mountain Data Center Campus, LLC
1245 Brickyard Road, Suite 70
Salt Lake City, Utah 84106

104150-PCY

Tax Parcel Nos. 59-058-0001 and 59-058-0002

SPECIAL WARRANTY DEED

CV Properties, L.C. / Eagle Mountain Data Center Campus, LLC

THIS INSTRUMENT is executed as of the 22 day of March, 2022, by **CV PROPERTIES, L.C.**, a Utah limited liability company ("Grantor"), whose address is 342 West 4620 North, Provo, Utah 84604, in favor of **EAGLE MOUNTAIN DATA CENTER CAMPUS, LLC**, a Utah limited liability company ("Grantee"), whose address is 1245 Brickyard Road, Suite 70, Salt Lake City, Utah 84106.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, certain real property located in Utah County, Utah, described as follows:

Parcel 1:

The South one-half (1/2) of Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

Parcel 2:

The Northwest quarter of Section 26, Township 6 South, Range 2 West of the Salt Lake Base and Meridian, in Utah County, Utah.

SUBJECT TO only the following:

1. current taxes and assessments;
2. Pole Line Easement, recorded January 4, 1963 as Entry No. 154 in Book 926 at Page 200 of Official Records;
3. 30-foot right-of-way easement as disclosed in Trustee's Deed, recorded November 17, 1989 as Entry No. 34927 in Book 2644 at Page 6 of Official Records;
4. Easement Agreement, recorded March 27, 2020 as Entry No. 39721:2020 of Official Records;

5. Easement Agreement, recorded March 27, 2020 as Entry No. 39722:2020 of Official Records; and
6. Any rights, interest or easements in favor of the public, or others entitled thereto, to use for street purposes, that portion of the subject land lying within the boundaries of 1600 West Street and 1000 North Street.

RESERVING to Grantor all water rights except to the extent conveyed by Grantor to Grantee pursuant to one or more separate Water Right Deeds being executed, delivered and recorded concurrently with this instrument.

[Remainder of page intentionally left blank; signatures and acknowledgment on following page]

GRANTOR has executed this instrument below in favor of Grantee, to be effective as of the date first set forth above.

GRANTOR:

CV PROPERTIES, L.C.,
a Utah limited liability company

By R.H. Richards
Ronald H. Richards, Manager

By Paul B. Richards
Paul B. Richards, Manager

State of Utah)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this 22 day of March, 2022, by Ronald H. Richards and Paul B. Richards, Managers of CV Properties, L.C.

(Seal)

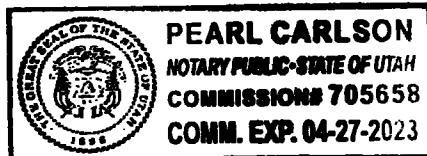
Pearl Carlson
Notary Public

My Commission Expires:

4/27/23

Residing at:

SLC, UT



Special Warranty Deed
CV Properties, L.C. / Eagle Mountain Data Center Campus, LLC

**WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:**

Eagle Mountain Data Center Campus, LLC
1245 East Brickyard Road, Suite 70
Salt Lake City, Utah 84106

ENT 58779:2022 PG 1 of 9
Andrea Allen
Utah County Recorder
2022 May 12 02:58 PM FEE 40.00 BY CH
RECORDED FOR First American Title Insurance Company
ELECTRONICALLY RECORDED

Tax Parcels No. 59-058-0001 and No. 59-058-0002

QUITCLAIM DEED
(Parcel Boundary Adjustment)

THIS INSTRUMENT, effective as of the 12th day of May, 2022, is executed by
EAGLE MOUNTAIN DATA CENTER CAMPUS, LLC, a Utah limited liability company ("Owner"),
whose address is 1245 East Brickyard Road, Suite 70, Salt Lake City, Utah 84106.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are
acknowledged, Owner agrees as follows:

1. Definition—Existing Parcels. As used in this instrument, "*Existing Parcels*" means the
following two (2) adjoining, existing parcels of real property located in Utah County, Utah, owned by
Owner and depicted on the attached Exhibit A:

Existing Parcel 1:

The South one-half (1/2) of Section 26, Township 6 South, Range 2 West, Salt
Lake Base and Meridian.

Existing Parcel 2:

The Northwest quarter of Section 26, Township 6 South, Range 2 West of the Salt
Lake Base and Meridian, in Utah County, Utah.

2. Purpose. Owner desires to adjust the common boundary line of the Existing Parcels in
accordance with Utah Code Section 10-9a-523. The Existing Parcels are each unsubdivided lands, and this
instrument does not create any additional parcel or parcels.

3. New Boundary Line. The legal description of the new boundary line (the "*New Boundary
Line*") is as follows, which New Boundary Line is depicted on the attached Exhibit B:

A common parcel line being a part of that entire tract described as "Parcel 1" in
that Special Warranty Deed recorded March 23, 2022 as Entry No. 35997:2022 in the
Office of the Utah County Recorder. Said parcel of land is located in the Southeast Quarter
of Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian and is
described as follows: Beginning on the northerly boundary line of said "Parcel 1" and
Quarter Section line of said Section 26, which is 2667.10 feet S. 89°44'36" E. along the

Section line to the North Quarter Corner of said Section 26 and 1013.17 feet S. 89°59'06" E. along the Section line and 2667.76 feet South from the Northwest Corner of said Section 26; thence S. 00°16'02" W. 2675.07 feet to the Point of Terminus. The Basis of Bearing is S. 89°44'36" E. along the Section line between the Northwest Corner and the North Quarter Corner of said Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

4. Quitclaim of New Parcels. With the New Boundary Line, the legal descriptions of the new parcels (the “*New Parcels*”) are as set forth below, which New Parcels are also depicted on the attached Exhibit B. Consequently, Owner hereby quitclaims to Owner the following real property located in Utah County, Utah:

New Parcel 1:

A parcel of land being a part of that entire tract described as “Parcel 1” in that Special Warranty Deed recorded March 23, 2022 as Entry No. 35997:2022 in the Office of the Utah County Recorder. Said parcel of land is located in the Southeast Quarter of Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian and is described as follows: Beginning at the East Quarter Corner of said Section 26; thence S. 00°16'02" W. 2672.43 feet along the Section line to the Southeast Corner of said Section 26; thence N. 89°46'24" W. 1629.18 feet along the southerly line of said Section 26; thence N. 00°16'02" E. 2675.07 feet to the Quarter Section line; thence S. 89°40'50" E. 1629.19 feet along the Quarter Section line to the Point of Beginning. The above-described parcel of land contains 4,356,028 square feet in area or 100.000 acres, more or less. The Basis of Bearing is S. 89°44'36" E. along the Section line between the Northwest Corner and the North Quarter Corner of said Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

New Parcel 2:

A parcel of land being a part or all of those two entire tracts described as “Parcel 1” and “Parcel 2” in that Special Warranty Deed recorded March 23, 2022 as Entry No. 35997:2022 in the Office of the Utah County Recorder. Said parcel of land is located in the Southeast Quarter of Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian and is described as follows: Beginning at the Northwest Corner of said Section 26; thence S. 89°44'36" E. 2667.10 feet along the Section line to the North Quarter Corner of said Section 26; thence S. 00°18'56" W. 2662.33 feet along the Quarter Section line to the Center of said Section 26; thence S. 89°40'50" E. 1027.86 feet along the Quarter Section line; thence S. 00°16'02" W. 2675.07 feet to a southerly line of said Section 26; thence N. 89°46'24" W. 1030.11 feet along the Section line to the South Quarter Corner of said Section 26; thence N. 89°44'18" W. 2671.51 feet along the Section line to the Southwest Corner of said Section 26; thence N. 00°26'41" E. 2679.42 feet along the Section line to the West Quarter Corner of said Section 26; thence N. 00°16'50" E. 2659.41 feet along the Section line to the Point of Beginning. The above-described parcel of land contains 16,994,494 square feet in area or 390.139 acres, more or less. The Basis of Bearing is S. 89°44'36" E. along the Section line between the Northwest Corner and the North Quarter Corner of said Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

5. General Provisions. This instrument shall inure to the benefit of, and be binding on, Owner and its successors and assigns. This instrument shall be governed by, and construed and interpreted in accordance with, the laws (excluding the choice of laws rules) of the state of Utah. This instrument may be

Quitclaim Deed
(Parcel Boundary Adjustment)

executed in any number of duplicate originals or counterparts, each of which when so executed shall constitute in the aggregate but one and the same document. Each exhibit referred to in, and attached to, this instrument is an integral part of this instrument and is incorporated in this instrument by this reference.

[Remainder of this page intentionally left blank; signatures and acknowledgements on following pages]

OWNER has executed this instrument below, to be effective as of the date first set forth above.

OWNER:

**EAGLE MOUNTAIN DATA CENTER CAMPUS,
LLC**, a Utah limited liability company,
by its Managers:

THE RITCHIE GROUP, L.C.,
a Utah limited liability company

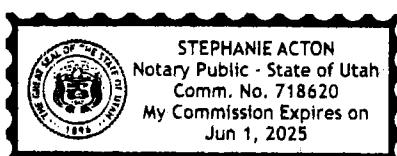
By Paul W. Ritchie
Paul W. Ritchie, Manager

ALLIED SOLUTIONS GROUP, INC.,
a Utah corporation

By Chris Webb
Chris Webb, Vice President

State of Utah)
)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 6th day of April, 2022,
by Paul W. Ritchie, Manager of The Ritchie Group, L.C., Manager of Eagle Mountain Data Center Campus,
LLC.



My Commission Expires:

6-1-25

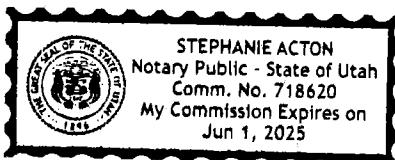
Residing at:

1245 E. Brickyard Rd, Suite 70
SLC, UT 84106

Quitclaim Deed
(Parcel Boundary Adjustment)

State of Utah)
)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 6th day of April, 2022,
by Chris Webb, Vice President of Allied Solutions Group, Inc., Manager of Eagle Mountain Data Center
Campus, LLC.



Stephanie Acton
Notary Public

My Commission Expires:

6-1-25

Residing at:

1245 Brickyard Rd, Ste 70
SLC, UT 84106

Quitclaim Deed
(Parcel Boundary Adjustment)

EXHIBIT A

to

QUITCLAIM DEED
(Parcel Boundary Adjustment)

EXISTING PARCELS

(See attached)

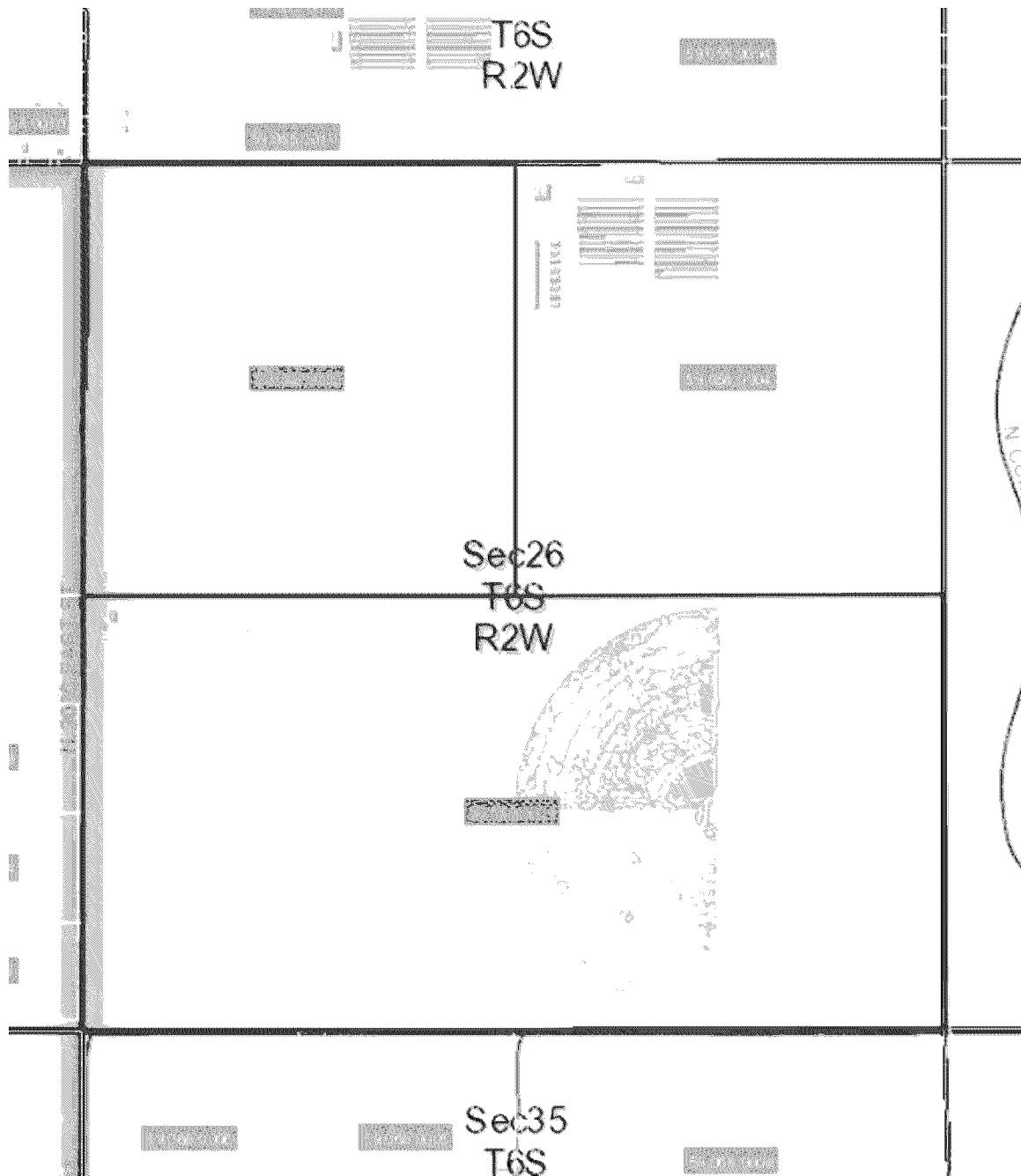


EXHIBIT B

to

QUITCLAIM DEED
(Parcel Boundary Adjustment)

NEW BOUNDARY LINE AND NEW PARCELS

(See attached)

Northwest Corner
of Section 26,
T.6S., R.2W.

(BASIS OF BEARING)
S89°44'36"E

North Quarter
of Section 26,
T.6S., R.2W.

Northeast Corner
Section 26,
T.6S., R.2W.

22 23

23 23

23 24

27 26

2667.10'

26 26

2659.21'

26 25

POB -
New Parcel 2

N0°16'50"E
2659.41'

EAGLE MOUNTAIN
DATA CENTER
CAMPUS LLC
59:058:0002

S0°18'56"W
2662.33'

N89°59'06"W

2676.46'
S0°21'41"W

0 800
Scale in Feet
1"=800'

West Quarter Corner
of Section 26,
T.6S., R.2W.

27 26

Center of Section 26,
T.6S., R.2W.

26 26

S89°40'50"E

East Quarter
Section 26,
T.6S., R.2W.

26 25

27 26

26 26

1629.19'

26 25

POB -
New Parcel 1

N0°26'41"E
2679.42'

NEW PARCEL 2
16,994,494 Sq Ft
390.139 Acres +/-

EAGLE MOUNTAIN
DATA CENTER
CAMPUS LLC
59:058:0001

N0°16'02"E
2675.07'

NEW PARCEL 1
4,356,028 Sq Ft.
100.000 Acres

2672.43'
S0°16'02"W

27 26

2671.51'

26 26

1030.11'

1629.18'

26 25

34 35

N89°44'18"W

35 35

N89°46'24"W

35 36

Southwest Corner
of Section 26,
T.6S., R.2W.

South Quarter Corner
Section 26,
T.6S., R.2W.

Southeast Corner
Section 26,
T.6S., R.2W.

EAGLE MOUNTAIN DATA CENTER CAMPUS LLC

Parcel Line Adjustment

Assessor Parcel No:

59:058:0002, 59:058:0001

Part of the Northwest Quarter and South Half of
Section 26, T.6S., R.2W., S.L.B.&M.

PREPARED BY:

CIR

**CIVIL ENGINEERING
+ SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

Date: April 4, 2022



LEGEND

— Parcel Boundary

— Section Line

