

THIS INSTRUMENT WAS PREPARED
BY:

Aaron Huber
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Gilbert, AZ 85234

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garibayf

Audita 307763

AFTER RECORDING, RETURN TO:

Union Pacific Railroad Company
ATTN: Kris Anderson, Manager - Acquisitions
1400 Douglas Street, Mail Stop 1690
Omaha, Nebraska 68179

SEND TAX BILLS TO:

Union Pacific Railroad Company
Tax Department
1400 Douglas Street, STOP 1640
Omaha, NE 68179-1690

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **TRIO FOREST PRODUCTS INC.** an Arizona corporation whose mailing address is PO Box 1465, Mesa, Arizona 85211 hereinafter referred to as "**Grantor**," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by **UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation, whose mailing address is 1400 Douglas Street, Omaha, Nebraska 68179, hereinafter referred to as "**Grantee**," has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Maricopa County, Arizona, more particularly described on **Exhibit A** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments, mineral rights and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to, collectively, as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject only to those matters described on Exhibit B attached hereto and made a part hereof by this reference for all purposes but not any other title matters;

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against all acts of the Grantor herein, and no other, subject, however, only to those matters described on Exhibit B hereto.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

EXECUTED as of this 26 day of October, 2021.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Trio Forest Products Inc. an Arizona
corporation

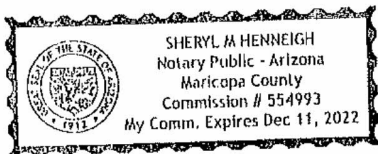
Name: [Signature]
Print Name: Aaron Huber

By: [Signature]
Tina M. South
Its: President

Name: [Signature]
Print Name: Bryan Barney

STATE OF Arizona)
COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me on October 26, 2021 by Tina M. South, as President of **Trio Forest Products Inc.**, an Arizona Corporation.



[Signature]
Notary Public

[SEAL]

My Commission Expires:

12/11/22

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO. 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 6, BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 08 MINUTES 46 SECONDS EAST ALONG THE EAST/WEST MID SECTION LINE, A DISTANCE OF 1318.34 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 35 MINUTES 30 SECONDS EAST A DISTANCE OF 278.50 FEET TO A POINT;

THENCE NORTH 89 DEGREES 08 MINUTES 46 SECONDS WEST A DISTANCE OF 1078.96 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 35 MINUTES 41 SECONDS EAST ALONG A LINE PARALLEL TO THE NORTH/SOUTH MID SECTION LINE A DISTANCE OF 456.57 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RAIL ROAD RIGHT-OF-WAY;

THENCE NORTH 53 DEGREES 30 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE 300.00 FEET TO A POINT ON THE NORTH/SOUTH MID SECTION LINE;

THENCE NORTH 00 DEGREES 35 MINUTES 41 SECONDS WEST ALONG SAID MID SECTION LINE A DISTANCE OF 560.18 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTH 15.00 FEET THEREOF FOR ROADWAY PURPOSES PER DEED IN BOOK 143, PAGE 379, MARICOPA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF THE LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION, RECORDED JULY 22, 1997 AS 97-0493279 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF THE LAND CONVEYED TO THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, A MUNICIPAL CORPORATION AND A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, MORE

PARTICULARLY DESCRIBED IN WARRANTY DEED, RECORDED FEBRUARY 20, 2001 AS 2001-0121161 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF THE LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED MAY 23, 2005 AS 2005-0679078 OF OFFICIAL RECORDS AND RE-RECORDED DECEMBER 5, 2005 AS 2005-1835208 OF OFFICIAL RECORDS.

EXCEPT ALL COAL, OIL, GAS, MINERALS, URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS RESERVED IN DEED RECORDED DECEMBER 27, 1984 IN DOCUMENT NO. 84-553306, OFFICIAL RECORDS.

PARCEL NO. 2:

INTENTIONALLY DELETED

PARCEL NO. 3:

AN EASEMENT FOR INGRESS AND EGRESS, OVER, UNDER, ALONG AND ACROSS A 30 FOOT WIDE STRIP OF LAND, 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 36 MINUTES 41 SECONDS EAST ALONG THE EAST SECTION LINE, A DISTANCE OF 790.50 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 46 SECONDS WEST, A DISTANCE OF 33.01 FEET TO A POINT ON THE WEST LINE OF ROADWAY PER BOOK 1 OF ROAD MAPS, PAGE 49, MARICOPA COUNTY RECORDER, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 08 MINUTES 46 SECONDS WEST A DISTANCE OF 1300.61 FEET;

THENCE NORTH 00 DEGREES 35 MINUTES 30 SECONDS WEST A DISTANCE OF 775.49 FEET TO THE POINT OF ENDING ON THE SOUTH LINE OF A 15.00 FOOT ROADWAY AS PER BOOK OF DEEDS 143, PAGE 379, MARICOPA COUNTY RECORDS.

EXHIBIT B

EXCEPTIONS FROM COVERAGE

1. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
2. The right to enter upon said land, prospect for, mine and remove all coal, oil, gas, minerals, uranium, thorium or any other material as reserved by instrument recorded as 84-553306 of Official Records.
3. An easement for communication and other facilities and incidental purposes in the document recorded as Docket 8300, Page 564.
4. An easement for highway purposes and incidental purposes in the document recorded as 87-532387 of Official Records.
5. The terms, provisions and easement(s) contained in the document entitled "Temporary Right-of-Entry Easement and Agreement" recorded November 24, 1995 as 95-0722486 of Official Records.
6. The terms, provisions and easement(s) contained in the document entitled "Non-Exclusive Ingress and Egress Easement" recorded September 17, 1997 as 97-0641450 of Official Records.
7. The terms, provisions and easement(s) contained in the document entitled "Non-Exclusive Ingress and Egress Easement" recorded January 03, 2001 as 2001-0005162 of Official Records.
8. The terms and provisions contained in the document entitled "Development Agreement" recorded May 02, 2001 as 2001-0366192 of Official Records.
9. An easement for underground natural gas supply pipeline and incidental purposes in the document recorded as 2003-1022347 of Official Records.
Thereafter, a Real Property Assignment and Assumption Agreement recorded as 2006-0723193 of Official Records and re-recorded as 2015-0787305 of Official Records.
10. The terms and provisions contained in the document entitled "Intergovernmental Agreement" recorded February 24, 2010 as 2010-0151252 of Official Records.
11. All matters as set forth in Results of Survey, recorded as Book 813 of Maps, Page 28.
12. Water rights, claims or title to water, whether or not shown by the public records.