

Thomas Title & Escrow

**When recorded, mail to:**

Procopio, Cory, Hargreaves & Savitch LLP  
8355 East Hartford Drive, Suite 207  
Scottsdale, Arizona 85255  
Attn: Andrew Yocopis

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**SPECIAL WARRANTY DEED**

Unbound Phase I Property Owner, LLC, a Delaware limited liability company (whether one or more, "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration does hereby convey to Union Pacific Railroad Company, a Delaware corporation ("Grantee"), the following described real property situated in Maricopa County, Arizona:

See Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon, and all right, title, and interest of Seller, if any, in and to all water and water rights and minerals and mineral rights on, under or appurtenant thereto (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

This conveyance is made subject and subordinate to the encumbrances and exceptions ("Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes, but only to the extent they affect or relate to the Property.

AND THE GRANTOR does hereby bind itself and its successors and assigns to WARRANT and DEFEND the Property to Grantee FOREVER against the acts of the Grantor and no other, subject to the matters set forth above.

[Signature On Following Page]

EXECUTED as of the 4<sup>th</sup> day of May, 2023.

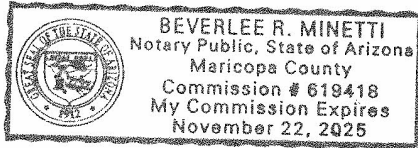
GRANTOR:

Unbound Phase I Property Owner, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: William A. Cundiff  
Its: Vice President

THE STATE OF Arizona §  
§  
COUNTY OF Maricopa §

On this 4<sup>th</sup> day of May, 2023, before me a Notary Public personally appeared William A. Cundiff, the Vice President of Unbound Phase I Property Owner, LLC, a Delaware limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it on behalf of the company.



Beverlee R Minetti  
Notary Public in and for  
the State of Arizona

Beverlee R Minetti  
Printed Name of Notary Public

My Commission Expires: November 22, 2025

**EXHIBIT A****LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 2 INCH ALUMINUM CAP 2 FEET BELOW THE SURFACE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 2 INCH ALUMINUM CAP STAMPED "LS 32778" ON SOSSAMAN ROAD BEARS NORTH 89°29'18" WEST 2637.96 FEET, AND THE NORTHEAST CORNER OF SAID SECTION 5, BEING A 3 INCH GENERAL LAND OFFICE BRASS CAP, BEARS SOUTH 89°29'44" EAST 2637.96 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5 SOUTH 89°29'44" EAST 659.52 FEET TO A FOUND 1/2 INCH REBAR WITH CAP STAMPED "RLS 31020";

THENCE DEPARTING SAID NORTH LINE SOUTH 00°39'23" EAST 199.00 FEET;

THENCE NORTH 89°29'36" WEST 659.47 FEET TO THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 5;

THENCE NORTH 89°29'23" WEST 1,582.74 FEET;

THENCE SOUTH 01°08'32" EAST 6.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 01°08'32" EAST 674.49 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°21'09" AN ARC DISTANCE OF 816.42 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 89°40'43" EAST 10.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 70°11'40" EAST 664.49 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°54'51" AN ARC DISTANCE OF 149.77 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 05°46'23" WEST 41.12 FEET;

THENCE SOUTH 05°14'33" WEST 159.48 FEET;

THENCE SOUTH 05°48'33" WEST 46.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 83°06'31" WEST 864.49 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°56'58" AN ARC DISTANCE OF 285.91 FEET TO A POINT ON THE NORTH LINE OF THAT PROPERTY REFERRED TO AS "REVISED STONELAKE PARCEL" IN DOCUMENT 2022-0844736, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID NORTH LINE OF "REVISED STONELAKE PARCEL" NORTH 89°36'55" WEST 193.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOSSAMAN ROAD, AS SHOWN ON DOCUMENT 2001-0366205, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°45'00" WEST 1,326.93 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID NORTH LINE SOUTH 89°29'18" EAST 2,540.93 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B****PERMITTED EXCEPTIONS**

1. Taxes for the full year of 2023. (The first half is due October 1, 2023 and is delinquent November 1, 2023. The second half is due March 1, 2024 and is delinquent May 1, 2024).
2. Any additional taxes and assessments that may be imposed upon the property resulting from the Boundary Line Agreement recorded as 2022-0844736, of Official Records.
3. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof.
4. Water rights, claims or title to water, whether or not shown by the public records.
5. The terms, conditions, liabilities and obligations contained in the document entitled "Conveyance and Grant of Well and Water Use Agreement and Joint Well Maintenance Agreement between Adjoining and Contiguous Owners" recorded July 3, 1985 as 85-310075, of Official Records and Amended and Restated recorded as 2014-0550733, of Official Records; as affected by purported termination recorded as 2022-787405, of Official Records.
6. The terms, conditions, liabilities and obligations contained in the document entitled "Easement Agreement and Conveyance between Adjoining and Contiguous Owners" recorded July 03, 1985 as 85-310076, of Official Records.
7. The terms, conditions and provisions contained in the document entitled "Development Agreement" recorded May 02, 2001 as 2001-0366193, of Official Records.
8. The terms, conditions and provisions contained in the document entitled "Development Agreement" recorded May 02, 2001 as 2001-0366195, of Official Records.
9. The terms, conditions and provisions contained in the document entitled "Development Agreement" recorded May 02, 2001 as 2001-0366201, of Official Records.
10. The terms, conditions and provisions contained in the document entitled "Development Agreement" recorded May 02, 2001 as 2001-0366204, of Official Records.
11. The terms, conditions and provisions contained in the document entitled "Development Agreement" recorded May 02, 2001 as 2001-0366205, of Official Records.
12. The terms, conditions and provisions contained in the document entitled "Development Agreement" recorded May 02, 2001 as 2001-0366206, of Official Records.
13. The terms, conditions and provisions contained in the document entitled Boundary Line Agreement recorded November 17, 2022 as 2022-0844736, of Official Records.