

WARRANTY DEED

For value received, STRR, LLC, a Delaware limited liability company (the "Grantor"), CONVEYS AND WARRANTS to STRR, LLC, a Delaware limited liability company (the "Grantee"), with a mailing address of 115 Boomerang Road, Unit 5201B, Aspen, CO 81611, the following-described real property, situated in the County of Teton, State of Idaho, to-wit:

See attached **Exhibit A**, incorporated herein by this reference,

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, covenants, encroachments, conditions, restrictions, rights-of-way and easements of record.

WITNESS the hand of the Grantor this 29th day of May, 2024.

STRR, LLC,
a Delaware limited liability company

By: [Signature]
Name: RANDALL BONE
Title: Managing Member

STATE OF Colorado)
) ss.
COUNTY OF Pitkin)

The foregoing instrument was acknowledged before me by Randall Bone in his capacity as Managing Member of STRR, LLC, a Delaware limited liability company, this 29th day of May, 2024.

Witness my hand and official seal

[Signature]
Notary Public
My commission expires: 05/29/2026

SEAL



Exhibit A

LEGAL DESCRIPTION PARCEL 4

A Parcel of land located in the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4), & the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 3, & the Southeast Quarter (SE1/4), the Southwest Quarter (SW1/4), the Northwest Quarter (NW1/4), the West One-Half of the Northeast Quarter (W1/2NE1/4) of Section 2, Township 5 North, Range 44 East, & the South One-Half of the South One-Half of the Southwest Quarter (S1/2S1/2SW1/4) of Section 35, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, being described by metes and bounds as follows:

BEGINNING at the Section Corner common to Sections 2, 3, 10, & 11, being marked by a rebar with an aluminum cap inscribed "LS 2860", along with other markings;

THENCE S 89°34'59" W, 1319.05 feet, along the Section line common to Sections 3 & 10, to the East One-Sixteenth Corner of said Section 3, being marked by a rebar with an aluminum cap inscribed "LS 2860";

THENCE continuing, S 89°34'59" W, 351.69 feet, along said Section line to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE N 24°31'40" E, 165.43 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE N 89°34'59" E, 1601.18 feet, to a point of intersection with the Section line common to said Sections 2 & 3, said point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE N 00°20'19" W, 1169.61 feet, along said Section line to the South One-Sixteenth Corner common to said Sections 2 & 3, being marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE continuing N 00°20'19" W, 1319.62 feet, along said Section line to the Quarter Section Corner common to said Sections 2 & 3, being marked by a 3/4 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "LS 2860", along with other markings;

THENCE N 00°20'23" W, 1319.05 feet, continuing along said Section line to the North One-Sixteenth Corner common to said Sections 2 & 3, being marked by a rebar with an aluminum cap inscribed "LS 2860", along with other markings;

THENCE continuing N 00°20'23" W, 1404.09 feet, along said Section line to the Section Corner common to said Sections 2 & 3, being marked by an aluminum pipe with an aluminum cap inscribed "LS 2860", along with other markings;

THENCE N 89°42'27" E, 48.89 feet, along the North line of said Section 2 to the Section Corner common to Sections 24 & 35, Township 6 North, Range 45 East, Boise Meridian, being marked by an aluminum pipe with an aluminum cap inscribed "LS 2860", along with other markings;

THENCE N 31°12'35" W, 657.45 feet, along the West line of said S1/2S1/2SW1/4 to the South-South One-Sixty-Fourth Corner of said Section 35, being marked by a rebar with an aluminum cap inscribed "LS 2860";

THENCE N 89°40'29" E, 1299.93 feet, along the North line of S1/2S1/2SW1/4 to the Center-South-Southwest One-Sixty-Fourth Corner of said Section 35, being marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE continuing N 89°40'29" E, 1299.93 feet, along the North line of said S1/2S1/2SW1/4 to the Center-South-South One-Sixty-Fourth Corner of said Section 35, being marked by a rebar with an aluminum cap inscribed "LS 2860";

THENCE S 00°41'40" E, 658.65 feet, along the East line of said S1/2S1/2SW1/4 to the South Quarter Corner of said Section 35, being marked by a 3/4 inch diameter rebar with an aluminum cap inscribed "LS 2860", along with other markings;

THENCE N 89°41'42" E, 1288.77 feet, along the Section line common to said Sections 2 & 35 to the East One-Sixteenth Corner of said Section 2, said corner being coincident with the Northeast Corner of Gov't Lot 2, being marked by a rebar with an aluminum cap inscribed "LS 2860";

THENCE S 00°35'57" E, 1365.45 feet, along the East line of said Gov't Lot 2 to the Northeast One-Sixteenth Corner of said Section 2, being marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE continuing S 00°35'57" E, 1322.01 feet, along the East line of the SW1/4NE1/4 to the Center-East One-Sixteenth Corner of said Section 2, being marked by a rebar with an aluminum cap inscribed "LS 2860", along with other markings;

THENCE N 89°10'23" E, 60.00 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE S 00°42'53" E, 1218.69 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE continuing S 00°42'53" E, 1218.59 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE N 89°15'37" E, 1252.83 feet, to a point of intersection with the East line of said Section 2, being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE S 00°48'06" E, 208.00 feet, along said East line to the Section Corner Common to Sections 1, 2, 11, & 12, being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "LS 2860", along with other markings;

THENCE S 89°15'37" W, 1313.14 feet, along the Section line common to said Sections 2 & 11 to the East One-Sixteenth Corner of said Sections 2 & 11, being marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE N 00°42'53" W, 1322.59 feet, along the West line of the SE1/4SE1/4 of said Section 2 to the Southeast One-Sixteenth Corner of said Section 2, being marked by a rebar with an aluminum cap inscribed "LS 2860";

THENCE continuing N 00°42'53" W, 860.90 feet, along the West line of the NE1/4SE1/4 of said Section 2 to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE N 17°39'02" W, 742.02 feet, to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE S 69°43'58" W, 746.87 feet, to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE S 21°34'28" W, 632.75 feet, to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE S 00°54'26" E, 736.71 feet, to a point of intersection with the South line of the NW1/4SE1/4 of said Section 2, being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE S 89°13'00" W, 153.67 feet, along said South line to the Center-South One-Sixteenth Corner of said Section 2, being marked by a rebar with an aluminum cap inscribed "LS 2860";

THENCE S 89°13'00" W, 1320.72 feet, along the South line of the NE1/4SW1/4 of said Section 2 to the Southwest One-Sixteenth Corner of said Section 2, being marked by a rebar with an aluminum cap inscribed "LS 2860";

THENCE S 00°29'00" E, 1320.60 feet, along the East line of the SW1/4SW1/4 to the West One-Sixteenth Corner common to said Sections 2 & 11, being marked by a 5/8 inch diameter rebar;

THENCE S 89°15'38" W, 1324.06 feet, along the Section line common to said Sections 2 & 11, to the POINT OF BEGINNING;

Said Parcel 4 encompasses 423.83 Acres, more or less.

SUBJECT TO a 30 foot Access and Utility Easement instrument number 190620.

SUBJECT TO a 40 foot wide and a 15 foot wide Electric Line Easement instrument number 232920.

SUBJECT TO a 10 foot Ingress and Egress Easement running with an existing two-track instrument number 223960.

TOGETHER WITH and SUBJECT TO that County Road Right-Of-Way for West 4000 North.

TOGETHER WITH and SUBJECT TO that County Road Right-Of-Way for North 7000 West.

TOGETHER WITH and SUBJECT TO a 60 foot Access and Utility Easement illustrated hereon as Easement No. 2.

TOGETHER WITH and SUBJECT TO a 60 foot Access and Utility Easement illustrated hereon as Easement No. 3.

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EASEMENT No. 2

A sixty (60.00) foot-wide access and utility easement within part of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 2, Township 5 North, Range 44 East, Boise Meridian, Teton County, Idaho, said strip being more particularly described as follows:

A strip of land parallel with and offset 60 feet easterly from the West line of said SW1/4SW1/4;

Said Easement No. 2 encompasses 1.82 Acres, more or less.

The sidelines of said easement are to be extended and shortened so to intersect with the north and south lines of said SW1/4SW1/4.

EASEMENT No. 3

A sixty (60.00) foot-wide access and utility easement within part of the East One-Half of the Southeast Quarter (E1/2SE1/4) of Section 2, Township 5 North, Range 44 East, Boise Meridian, Teton County, Idaho, said strip being more particularly described as follows:

A strip of land parallel with and offset 60 feet easterly from the West line of said E1/2SE1/4;

Said Easement No. 3 encompasses 3.64 Acres, more or less.

The sidelines of said easement are to be extended and shortened so to intersect with the north and south lines of said E1/2SE1/4.

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