



When recorded, return to:

Kirkland Canyon Properties LLC
10000 W. Fair Oaks Rd.
Prescott, AZ 86305-9440

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, KIRKLAND CANYON PROPERTIES, LLC, an Arizona limited liability company ("Grantor"), hereby conveys to KIRKLAND CANYON PROPERTIES, LLC, an Arizona limited liability company, the following real property situated in Yavapai County, Arizona, together with all rights and privileges appurtenant thereto:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

SUBJECT to current taxes and other assessments, reservations in patents, and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantor warrants title to the Property against all persons whomsoever, subject to the foregoing matters.

THIS DEED IS EXEMPT FROM FILING AN AFFIDAVIT OF REAL PROPERTY VALUE PURSUANT TO A.R.S. § 11-1134(B)(13).

DATED this 17 day of December, 2023.

[signature page follows]

GRANTOR:

KIRKLAND CANYON PROPERTIES, LLC, an
Arizona limited liability company

By: Villa Creek Management, Inc., an Arizona
corporation

By: Pem Meyer
Pem Meyer, President

STATE OF ARIZONA)
) ss.
County of Yavapai)

The foregoing instrument was acknowledged before me this 07th day of December, 2023, by Pem Meyer, the President of Villa Creek Management, Inc., an Arizona corporation, on behalf of the corporation, in its capacity as the manager of Kirkland Canyon Properties, LLC, an Arizona limited liability company.

[Signature]
Notary Public

My commission expires:
02/24/2027

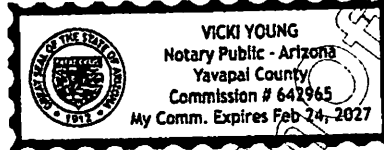


EXHIBIT "A"
LEGAL DESCRIPTION

(See attached)

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LEGAL DESCRIPTION

All that portion of land lying in Sections 14, 23 and 24, Township 16 North, Range 4 West, and Section 19, Township 16 North, Range 3 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the corner common to Sections 13, 14, 23, and 24, from which the east quarter corner of said Section 14 bears North 00° 38' 37" West, a distance of 2663.77 feet;

Thence North 89° 48' 04" East, along the north line of the northwest quarter of said Section 24, a distance of 2637.84 feet to the north quarter corner of said Section 24;

Thence North 89° 50' 38" East, along the north line of the northeast quarter of said Section 24, a distance of 2638.47 feet to the northeast corner of said Section 24;

Thence North 88° 42' 27" East, along the north line of the northwest quarter of said Section 19, a distance of 2387.58 feet to the north quarter corner of said Section 19;

Thence North 88° 42' 38" East, along the north line of the northeast quarter of said Section 19, a distance of 827.45 feet;

Thence South 00° 22' 08" East, a distance of 5376.66 feet to a point on the south line of the southeast quarter of said Section 19;

Thence South 89° 27' 03" West, along said south line, a distance of 825.31 feet to the south quarter corner of said Section 19;

Thence South 89° 28' 02" West, along the south line of the southwest quarter of said Section 19, a distance of 2355.47 feet to the southwest corner of said Section 19;

Thence South 89° 53' 05" West, along the south line of the southeast quarter of said Section 24, a distance of 2641.11 feet to the south quarter corner of said Section 24;

Thence South 89° 54' 15" West, along the south line of the southwest quarter of said Section 24, a distance of 2091.63 feet;

Thence North 60° 06' 42" West, a distance of 550.03 feet;

Thence along a tangent curve, concave to the northeast, having a radius of 750.00 feet, a central angle of 17° 42' 47", an arc length of 231.86 feet, a chord bearing of North 51° 15' 19" West, and a chord length of 230.94 feet;

Thence North 42° 23' 55" West, a distance of 449.73 feet;

Thence along a tangent curve, concave to the northeast, having a radius of 750.00 feet, a central angle of $21^{\circ} 30' 57''$, an arc length of 281.64 feet, a chord bearing of North $31^{\circ} 38' 27''$ West, and a chord length of 279.99 feet;

Thence North $20^{\circ} 52' 58''$ West, a distance of 254.38 feet;

Thence North $29^{\circ} 57' 06''$ East, a distance of 938.53 feet;

Thence along a tangent curve, concave to the northwest, having a radius of 650.00 feet, a central angle of $30^{\circ} 26' 07''$, an arc length of 345.28 feet, a chord bearing of North $14^{\circ} 44' 02''$ East, and a chord length of 341.23 feet;

Thence North $00^{\circ} 29' 01''$ West, a distance of 2938.62 feet;

Thence along a non-tangent curve, concave to the southeast, having a radius of 350.00 feet, a central angle of $32^{\circ} 36' 09''$, an arc length of 199.16 feet, a chord bearing of North $15^{\circ} 49' 02''$ East, and a chord length of 196.48 feet to a point on the east line of said Section 14;

Thence South $00^{\circ} 38' 37''$ East, along said east line, a distance of 171.18 feet to the POINT OF BEGINNING.

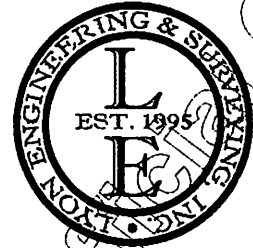
Containing 46,066,061.78 sf. or 1,057.53 acres more or less.

10/30/23
LE #1481-01
1481-01 East Parcel.doc



MAP TO ACCOMPANY
LEGAL DESCRIPTION

SCALE: 1"=2500'



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Prescott, AZ 86301
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www.LyonEngineering.com
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