

From: Mayor <mayor@applevalleyut.gov>

Sent: Tuesday, February 18, 2025 12:53 PM

To: Bruce Baird <bbaird@difficultdirt.com>

Cc: Landon Holm <onland.holm@gmail.com>; scout holm <scoutholm7@gmail.com>; Bradley Farrar <bfarrar@applevalleyut.gov>; Heath Snow <Heath@scbwlaw.com>; Travis Holm <holmbrand@gmail.com>; Travis Holm <travishhg@gmail.com>; Spencer Thomas <sthomas@scbwlaw.com>

Subject: Re: MDAs with Exhibits and Parcel IDs

Bruce,

Over the three day weekend I had more time to carefully go through all of the revised (Current Version) MDA's. I have a few issues that need to be addressed. These issues won't prevent or delay our council meeting agenda for tomorrow. However I won't be able to sign the MDA's and make them official until we resolve the issues below. All simple corrections I think. Nothing major. Thank you.

1. I believe on some of these projects there are multiple owners besides Travis Holm. Do we have all of the legal requirements to ensure Travis is authorized to sign on their behalf?

[brb] Mayor, that is a good question to which I do not know the answer. You are 100% correct that we need to get you proof of the correct ownership and I will work with Travis and Scout to get that done asap.

[brb] This should be fixed by Friday

Travis advises me that this is now fixed.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: 2000 Main, LLC, a Utah limited liability company
 Grantee: Simply 899 L.L.C., a Utah limited liability company
 Tax ID Number(s): AV-1327

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

- Check one box only**
- | | | |
|---------------------------------------|---|----------------------|
| 1 <input type="checkbox"/> | All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. | Proceed to Section A |
| 2 <input checked="" type="checkbox"/> | Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) | B |
| 3 <input type="checkbox"/> | No water rights are being conveyed. | C |
| 4 <input type="checkbox"/> | Water rights are being conveyed by separate deed. | C |

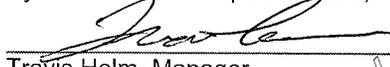
Section		Important Notes (see other side)
A	The water right(s) being conveyed included Water Right No(s) _____ along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Rights No(s) _____ <input checked="" type="checkbox"/> 15.00 acre-feet from Water Right No. 81-901 for: __ families Three (3) acres of irrigated land: stock water for ___ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families _____ acres of irrigated land: stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: <input type="checkbox"/> Culinary water service is provided by: <input type="checkbox"/> Outdoor water service is provided by: <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). _ <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: 2000 Main, LLC, a Utah limited liability company

By: Holm Global Properties, LLC, Manager


 Travis Holm, Manager

Grantee's Acknowledgment of Receipt: Simply 899 L.L.C., a Utah limited liability company


 Stacy L. Christensen, Manager

Grantee's Address: 899 Coyota Gulch Ct, Ivins, Utah 84738

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encourage to conduct proper "due diligence" research into any water right before purchasing it.

- N1 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. **Failure to do so PROMPTLY may result in the loss of these water rights.** Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. These applications should be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- N4 100% of the water rights listed here are being conveyed to Grantee. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply" [the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ECUS" which are quantified at the rate of 0.028 acre-feet per EAU for full-year use. Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.
- N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-553-7240 Web Address: www.waterrights.utah.gov

Warranty Deed Page 1 of 4
Gary Christensen Washington County Recorder
05/02/2022 09:44:45 AM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
A&E Development, LLC, a Utah limited liability
company
2975 North 7500 West
Abraham, UT 84635



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
utah.com

Order No. 223329 - EFP
Tax I.D. No. AV-2165, AV-2184, AV-2182, and AV-2185

Space Above This Line for Recorder's Use

WARRANTY DEED

Standard Development LLC, a Utah limited liability company, grantor(s), of Hurricane, County of Washington, State of Utah, hereby CONVEY and WARRANT to

A&E Development, LLC, a Utah limited liability company, grantee(s) of Abraham, County of Millard, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 26th day of April, 2022.

Standard Development LLC, a Utah limited liability company

By: [Signature]
Travis Holm, Manager

STATE OF Utah)
) :ss.
COUNTY OF Washington)

On the 26th day of April, 2022, personally appeared before me, Travis Holm, who being by me duly sworn, did say that he/she is the Manager of Standard Development LLC, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Travis Holm acknowledged to me that said limited liability company executed the same.

 **ELWIN F PRINCE**
Notary Public
State Of Utah
My Commission Expires 05-19-2023
COMMISSION NO. 683369

[Signature]
NOTARY PUBLIC
My Commission Expires:

Attachment to that certain Warranty Deed executed by Standard Development LLC, a Utah limited liability company grantor(s), to A&E Development, LLC, a Utah limited liability company grantee(s).

Order No. 223329

Tax I.D. No. AV-2165, AV-2184, AV-2182, and AV-2185

EXHIBIT "A"

Parcel 1:

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$); the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$); and the Southeast Quarter (SE $\frac{1}{4}$) of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 2:

Beginning at a point 720.00 feet South of the Northwest Corner of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian, and running 600.00 feet South; thence 5280.00 feet East; thence 200.00 feet North; thence 1320.00 feet West; thence 200.00 feet North; thence 2640.00 feet West; thence 200.00 feet North; thence 1320.00 feet West to the point of beginning.

Parcel 3:

The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) and the East One-Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 4:

The North One-Half (N $\frac{1}{2}$) of Section 24, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 5:

Beginning at the Northeast Corner of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 24, Township 42 South, Range 12 West, Salt Lake Base and Meridian, and running thence South 300.30 feet; thence Southwesterly to a point 419.76 feet from the West Quarter Corner of said Section 24; thence North 419.76 feet; thence East 1320.00 feet to the point of beginning.

Parcel 6:

The East 60 feet of the following described property lying North of State Road SR-59:

Beginning 6.36 chains South of the West Quarter corner of Section 24, Township 42 South, Range 12 West, S.L.M.; thence running South 13.64 chains; thence East 20.00 chains; thence North 15.45 chains; thence South 84 degrees West to the place of beginning.

Initials TH

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Standard Development LLC, a Utah limited liability company
 Grantee: A&E Development, LLC, a Utah limited liability company
 Tax ID Number(s): AV-2165, AV-2184, AV-2182, and AV-2185

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- 1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
- 2 Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
- 3 No water rights are being conveyed.
- 4 Water rights are being conveyed by separate deed.

Proceed to Section

- A
- B
- C
- C

Important Notes
(see other side)

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s). <u>81-151 and 81-1209</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Rights No(s). <u>81-151 and 81-1209</u> <input type="checkbox"/> <u> </u> acre-feet from Water Right No. <u> </u> for <u> </u> families <u> </u> acres of irrigated land: stock water for <u> </u> Equivalent Livestock Units; and/or for the following other uses <u> </u> <input type="checkbox"/> <u> </u> acre-feet from Water Right No. <u> </u> for <u> </u> families <u> </u> acres of irrigated land: stock water for <u> </u> Equivalent Livestock Units; and/or for the following other uses <u> </u> Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for <u> </u> Shares stock in the following water company: <u> </u> <input type="checkbox"/> Culinary water service is provided by: <u> </u> <input type="checkbox"/> Outdoor water service is provided by: <u> </u> <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <u> </u> <input type="checkbox"/> Other water related disclosures: <u> </u>	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Standard Development LLC, a Utah limited liability company


 Travis Holm, Manager

Grantee's Acknowledgment of Receipt: A&E Development, LLC, a Utah limited liability company

Erind S. LeBaron, Manager

Grantee's Address: 2975 North 7500 West, Abraham, Utah 84635

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Standard Development LLC, a Utah limited liability company
 Grantee: A&E Development, LLC, a Utah limited liability company
 Tax ID Number(s): AV-2165, AV-2184, AV-2182, and AV-2185

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- 1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
- 2 Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
- 3 No water rights are being conveyed.
- 4 Water rights are being conveyed by separate deed.

Proceed to Section

- A
- B
- C
- C

Important Notes
(see other side)

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s) <u>81-151 and 81-1209</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input checked="" type="checkbox"/> All of Water Rights No(s) <u>81-151 and 81-1209</u> <input type="checkbox"/> ___ acre-feet from Water Right No. ___ for: ___ families ___ acres of irrigated land: stock water for ___ Equivalent Livestock Units; and/or for the following other uses ___ <input type="checkbox"/> ___ acre-feet from Water Right No. ___ for: ___ families ___ acres of irrigated land: stock water for ___ Equivalent Livestock Units; and/or for the following other uses ___ Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for ___ Shares stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). _ <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Standard Development LLC, a Utah limited liability company

Travis Holm, Manager

Grantee's Acknowledgment of Receipt: A&E Development, LLC, a Utah limited liability company

Elend S. LeBaron, Manager

Grantee's Address: 2975 North 7500 West, Abraham, Utah 84635

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

Attached to Warranty Deed executed by 3 Sage Cattle Company LLC, a Utah limited liability company, who took title as 3 Sage Cattle Company LLC, grantor(s), to T & A Nelson Resources, Ltd, a Texas limited partnership, grantee(s)

Tax Serial No: AV-1313-D-1-A

Exhibit "A"

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, ALSO BEING THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°50'55"E ALONG THE QUARTER SECTION LINE, 761.20 FEET; THENCE S00°51'26"W 1499.60 FEET; THENCE N88°59'07"W 45.72 FEET; THENCE S00°53'02"W 260.12 FEET; THENCE N89°08'07"W 172.63 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 122.48 FEET, HAVING A RADIUS OF 320.00 FEET AND A RADIAL BEARING OF N00°51'53"E, THROUGH A CENTRAL ANGLE OF 21°55'49" (LONG CHORD BEARS: N78°10'12"W 121.74 FEET); THENCE N67°12'18"W 614.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 116.00 FEET, THROUGH A CENTRAL ANGLE OF 14°08'30" (LONG CHORD BEARS: N60°08'03"W 115.71 FEET); THENCE N53°03'48"W 741.14 FEET; THENCE N63°23'24"W 190.02 FEET; THENCE N73°43'00"W 597.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 123.01 FEET, THROUGH A CENTRAL ANGLE OF 14°59'45", (LONG CHORD BEARS: N66°13'08"W 122.66 FEET); THENCE N58°43'15"W 678.87 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 527.66 FEET, HAVING A RADIUS OF 380.00 FEET AND A RADIAL BEARING OF S27°32'11"W, THROUGH A CENTRAL ANGLE OF 79°33'36" (LONG CHORD BEARS: S77°45'23"W 486.28 FEET); THENCE S37°58'35"W 194.99 FEET; THENCE N54°48'47"W 33.35 FEET; THENCE S35°11'13"W 79.01 FEET; THENCE N74°33'41"W 1041.71 FEET; THENCE N00°57'27"E ALONG THE SIXTEENTH (1/16TH) LINE, 445.34 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24; THENCE S88°59'31"E ALONG THE QUARTER SECTION LINE, 1321.33 FEET ALONG SAID LINE TO THE CENTER QUARTER CORNER OF SECTION 24; THENCE S88°59'31"E ALONG THE QUARTER SECTION LINE, 2642.22 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO GRANTOR, ITS SUCCESSORS AND/OR ASSIGNS A RIGHT OF WAY EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS THE EAST 70 FEET OF THE NORTH 1499.60 FEET OF THE ABOVE-DESCRIBED PROPERTY.

ALSO RESERVING UNTO GRANTOR, ITS SUCCESSORS AND/OR ASSIGNS A 70 FOOT RIGHT OF WAY EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED CENTERLINE.

BEGINNING AT AN EXISTING CROSSING LOCATED APPROXIMATELY 1900 FEET EAST ALONG THE CENTER SECTION LINE OF SAID SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING SOUTH TO THE SOUTH LINE OF THE ABOVE-DESCRIBED PROPERTY.

When Recorded Mail Deed and Tax Notice To:

T & A Nelson Resources, Ltd
3618 Gillon Ave
Dallas, Texas 75205

WARRANTY DEED

Holm House LLC, a Utah limited liability company, grantor(s) of Cannonville, County of Garfield, State of Utah, hereby **CONVEYS AND WARRANTS** to

T & A Nelson Resources, Ltd, a Texas limited partnership, grantee(s), of Dallas, County of Dallas, State of Texas, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tracts of land in WASHINGTON County, State of UTAH.

See Exhibit "A" - Attached hereto and made a part hereof.

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 26th day of August, 2025.

Holm House LLC, a Utah limited liability company

**By: Onland Management LLC,
Its Member**



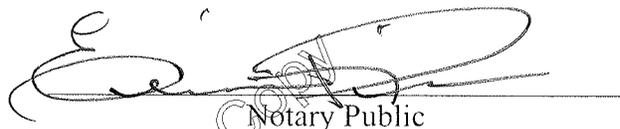
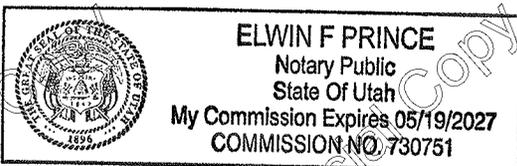
Landon Holm, Manager

STATE OF UTAH)

ss

County of Washington)

On the 26TH day of August, 2025, personally appeared before me, Landon Holm, who being by me duly sworn, says that he is the Manager of Onland Management LLC, the Member of Holm House LLC, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.


Notary Public

Attachment to that certain Warranty Deed executed by Holm House LLC, a Utah limited liability company, grantor(s) to T & A Nelson Resources, Ltd, a Texas limited partnership, grantee(s)

EXHIBIT "A"

PARCEL 1: (AV-1348-A)

The North half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 2: (AV-1345)

The South 20 acres of the Southwest Quarter (SW $\frac{1}{4}$) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.



Town of Apple Valley <mayor@applevalleyut.gov>

Apple Valley Ponzi Scheme

Sat, Jan 17, 2026 at 9:00 AM

To: Mayor <mayor@applevalleyut.gov>

Good morning, Mayor. I have been able to reach out to a couple of the citizens you mentioned in our meeting. While I am not able to get into specific details of the investigation, I wanted to let you know that we still have a few people to talk to. When I have completed my investigation, I will give you a disposition on my findings. Thank you and have a great day!



Detective

Investigations

Washington County Sheriff's Office

750 S 5300 W, Hurricane, UT 84737

Main (435)656-6500

The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use of the individual or entity to whom it is addressed and others authorized to receive it. If you are not the intended recipient you are hereby (a) notified that any disclosure, copying, distribution or taking any action with respect to the content of this information is strictly prohibited and may be unlawful, and (b) kindly requested to inform the sender immediately and destroy any copies.

herein by reference for all purposes (hereinafter such 23 lots described on **Exhibit B** are sometimes collectively referred to as the "**Hildale Property**"); and

WHEREAS, in connection with the Loan Documents, on January 23, 2023, Holm House, LLC, a Utah limited liability company, as the "**Trustor**" and the "**Borrower**", and David J. Reber, as the "**Trustee**", signed a Deed of Trust where Holm House, LLC acknowledged that it is the sole owner of the Apple Valley Property and the Hildale Property (hereinafter sometimes collectively referred to as the "**Collateral**") and granted the Lenders (hereinafter sometimes collectively referred to as the "**Beneficiaries**" or individually as a "**Beneficiary**") a lien on and security interest in the Collateral to secure the payments and performance obligations as defined in the Loan Documents; and

WHEREAS, the Deed of Trust dated January 23, 2023 was recorded in the real property records of Washington County, Utah on January 24, 2023 by Southern Utah Title Company under Document ID 20230002014; and

WHEREAS, the Borrower failed to pay on time the Payments as defined in the Loan Documents; and

WHEREAS, on July 23, 2025, the Lenders issued a written Notice of Default to the Borrower due to Borrower's failure to make the required Payments due under the Loan Documents; and

WHEREAS, an Event of Default (as defined in Section 1.9 of the Deed of Trust) has occurred because the Borrower failed to cure the default by the Extended Cure Period Due Date as agreed upon by the Borrower and the Beneficiaries; and

WHEREAS, Section 6.5 of the Deed of Trust provides that in the Event of Default the Beneficiary at its sole discretion may require the Debtor (as defined in Section 4.2 of the Deed of Trust as the Trustor) to give possession or control of the Collateral to the Secured Party (as defined in Section 4.2 of the Deed of Trust as the Beneficiary); and

WHEREAS, on August 29, 2025 at 12:12 pm, the Beneficiary provided notice to the Borrower that the Beneficiary is exercising his rights under the Loan Documents to take possession and control of the Collateral; and

WHEREAS, Section 6.6(b) of the Deed of Trust provides in part that the Trustor hereby grants to the Beneficiary a power of attorney (which power of attorney shall be coupled with an interest and irrevocable so long as any portion of the Secured Obligations remains outstanding), with full power of substitution to make, execute, record, file, re-record, and re-file any and all such writings for and in the name of the Trustor; and

WHEREAS, as a result of the Event of Default, the Beneficiaries, acting as agent or attorney-in-fact under the power of attorney granted from Trustor to the Beneficiaries pursuant to Section 6.6(b) of the Deed of Trust, and David J. Reber, as Trustee named in the Deed of Trust, desire to convey the Collateral from Holm House, LLC to an entity controlled by the Beneficiaries known as BDR Capital Partners, LLC, a Texas limited liability company.

NOW THEREFORE, the Beneficiaries, acting as agent or attorney-in-fact under the power of attorney granted from the Trustor to the Beneficiaries and David J. Reber, as Trustee named in the Deed of Trust (collectively, the "**Grantors**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration to the undersigned paid by BDR Capital Partners, LLC, a Texas limited liability company (the "**Grantee**"), the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Grantee all of their interest in the Collateral located in Washington County, Utah, as more specifically described in **Exhibit "A"** and **Exhibit "B"** attached hereto and made a part hereof for all purposes, together with all improvements attached thereto, subject to the following matters, to the extent same are in effect at this time: any and all liens, encumbrances, restrictions, covenants, conditions, and easements relating to the Collateral shown of record in Washington County, Utah, or that would be revealed by a current survey, and all zoning laws, regulations, and ordinances of municipal and other governmental authorities relating to the Collateral.

TO HAVE AND TO HOLD the Collateral, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's successors and assigns forever; and Grantors do hereby bind Grantors and Grantors' heirs, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Collateral unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantors, but not otherwise.

Executed on this 5th day of September, 2025.

Grantors:

**T & A NELSON RESOURCES, LTD.,
as Beneficiary under Deed of Trust dated January
23, 2023**

By:



Name: Lowell Thomas Nelson

**Title: President of LTN Properties, Inc., General
Partner**

**David J. Reber, as Beneficiary and as Trustee under
Deed of Trust dated January 23, 2023**

Mailing Address of the Grantee:

**David J. Reber
Manager of BDR Capital Partners, LLC
c/o Jordan Monk Reber, PC
17300 Dallas Parkway, Suite 2050
Dallas, Texas 75248**

Grantors:

T & A NELSON RESOURCES, LTD.,
as Beneficiary under Deed of Trust dated January
23, 2023

By: _____

Name: **Lowell Thomas Nelson**

Title: **President of LTN Properties, Inc., General
Partner**



**David J. Reber, as Beneficiary and as Trustee under
Deed of Trust dated January 23, 2023**

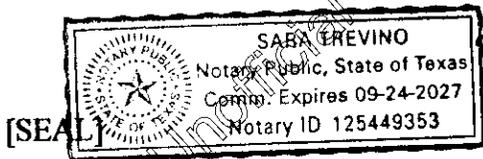
Mailing Address of the Grantee:

David J. Reber
Manager of BDR Capital Partners, LLC
c/o Jordan Monk Reber, PC
17300 Dallas Parkway, Suite 2050
Dallas, Texas 75248

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared LOWELL THOMAS NELSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5 day of September, 2025.

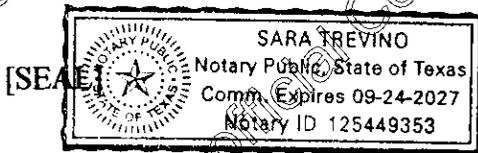


Sara Trevino
Notary Public in and for the State of Texas

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared DAVID J REBER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5 day of September, 2025.



Sara Trevino
Notary Public in and for the State of Texas

Exhibit "A"Apple Valley Property

1,586 acres located in Apple Valley, Washington County, Utah

PARCEL 2: (LABELED AS SUCH FOR REFERENCE PURPOSES) (AV-1313-D-1)

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-OF-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°02'22" W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E. ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'23" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E. 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°59'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E. 1866.76 FEET, THENCE S. 0°08'17" E. 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E. 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E. 134.35 FEET), THENCE S. 44°50'54" E. 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD OF SAID CURVE BEARS S. 39°37'37" E. 74.62 FEET) TO THE NORTH LINE OF SAID SECTION 30, THENCE N. 89°59'57" W. ALONG THE SECTION LINE AND NORTH LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED 120.56 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE AND SUBDIVISION BOUNDARY 604.07 FEET TO A FOUND REBAR, THENCE S. 89°51'24" W. 541.18 FEET TO A FOUND REBAR, THENCE S. 0°08'20" E. 951.93 FEET TO A FOUND REBAR, THENCE S. 61°36'17" E. 219.25 FEET, THENCE S. 28°39'03" E. 268.82 FEET, THENCE N. 87°41'09" E. 220.17 FEET TO THE WEST LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED AND 1/16 LINE, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE 751.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°06'03" E. ALONG THE 1/16 LINE 1301.51 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 235.00 FEET A DISTANCE OF 4.46 FEET (THE CHORD OF SAID CURVE BEARS S. 89°45'20" W. 4.46 FEET), THENCE N. 89°41'59" W. 323.25 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING (50 FOOT WIDE ROADWAY):

BEGINNING AT A POINT S. 0°10'48" W. ALONG THE SECTION LINE 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE RUNNING N. 54°09'33" W. ALONG THE RIGHT-OF-WAY LINE 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE WITH RADIUS LINE BEARING N. 35°50'27" E., THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", THENCE N. 35°50'27" E. 1200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE, THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 172.56 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE N. 0°06'40" W. 707.83 FEET, THENCE S. 89°58'49" E. 50.00 FEET, THENCE S. 0°06'40" E. 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE, THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 203.93 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE S. 35°50'27" W. 1200.72 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, THENCE SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A

CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT OF WAY LINE 18.20 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'32"W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N54°08'51"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N54°08'09"W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N54°09'25"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N35°50'32"E 379.99 FEET; THENCE N17°32'31"E 185.12 FEET; THENCE N10°52'32"E 150.23 FEET; THENCE N05°11'57"E 135.13 FEET; THENCE N00°35'25"W 155.91 FEET; THENCE N06°00'48"W 116.71 FEET; THENCE N09°50'44"W 62.70 FEET; THENCE N13°11'57"W 125.80 FEET; THENCE N18°17'16"W 123.41 FEET; THENCE N48°43'46"W 148.67 FEET; THENCE N35°50'23"E 150.00 FEET; THENCE N54°09'37"W 137.02 FEET; THENCE N35°50'23"E 226.65 FEET; THENCE N52°01'03"E 201.07 FEET; THENCE S61°34'53"E 219.25 FEET; THENCE S28°37'39"E 268.82 FEET; THENCE N87°42'33"E 220.17 FEET; THENCE S00°05'16"E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS S89°46'44"W 4.46 FEET), CENTER POINT LIES N00°45'54"W THROUGH A CENTRAL ANGLE OF 01°05'15" A DISTANCE OF 4.46 FEET; THENCE N89°40'35"W 321.29 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (LABELED AS SUCH FOR REFERENCE PURPOSES) (AV-1348-A)

THE NORTH HALF OF THE NORTHWEST QUARTER (N $\frac{1}{2}$ NW $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 7: (LABELED AS SUCH FOR REFERENCE PURPOSES) (AV-1346)

THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTH HALF OF THE NORTHWEST QUARTER (N $\frac{1}{2}$ NW $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 8: (LABELED AS SUCH FOR REFERENCE PURPOSES) (AV-1345)

THE SOUTH HALF OF THE NORTHWEST QUARTER (S $\frac{1}{2}$ NW $\frac{1}{4}$) AND THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 9: (LABELED AS SUCH FOR REFERENCE PURPOSES) (AV-1327)

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW $\frac{1}{4}$ NE $\frac{1}{4}$); THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE $\frac{1}{4}$ NW $\frac{1}{4}$); THE SOUTHEAST QUARTER (SE $\frac{1}{4}$); THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW $\frac{1}{4}$ NW $\frac{1}{4}$) AND THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 10: (LABELED AS SUCH FOR REFERENCE PURPOSES) (AV-1326)

THE SOUTH HALF OF THE SOUTHWEST QUARTER (S $\frac{1}{2}$ SW $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

Exhibit "B"

**Hildale Property -- 23 Lots
located in Short Creek Subdivision
Hildale, Washington County, Utah**

**Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 49, 50, 51, 56, 57, 58 and 59, SHORT CREEK
SUBDIVISION #14, according to the Official Plat thereof, on file in the Office of the Recorder of
Washington County, State of Utah.**

Tax Serial Number: HD-SHCR-14-(Lot #)

Substitution of Trustee Page 1 of 6
Gary Christensen Washington County Recorder
12/29/2025 02:47:45 PM Fee \$84.00 By RAY
QUINNEY & NEBEKER, P.C.

WHEN RECORDED, MAIL TO:

Michael R. Johnson, Esq. (Utah Bar No. 7070)
RAY QUINNEY & NEBEKER P.C.
36 South State Street, Suite 1400
Salt Lake City, Utah 84111
(801) 323-3363
Email: mjohnson@rqn.com

Parcel Nos. AV-1313-D-1, AV-1348-A, AV-1346, AV-1345, AV-1327, AV-1326

SUBSTITUTION OF TRUSTEE

MICHAEL R. JOHNSON, who is an active member of the Utah State Bar and whose address is 36 South State Street, Suite 1400, Salt Lake City, Utah 84111, Telephone No. (801) 323-3363, is hereby appointed successor trustee under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated August 21, 2023, from HOLM HOUSE, LLC, as Trustor, in favor of T & A NELSON RESOURCES, LTD., a Texas limited partnership, and 3CCK HOLDINGS, LP, a Texas limited partnership, as Beneficiaries, and DAVID J. REBER, as Trustee (the "Trust Deed"). The Trust Deed was filed for recording on August 24, 2023, as Document ID. 20230025680 in the Official Records of Washington County, State of Utah. The real property encumbered by the Trust Deed is situated in Washington County, Utah, and more particularly described as set forth on Exhibit A.

DATED this December 10, 2025.

T & A NELSON RESOURCES, LTD., a Texas limited partnership

By: _____
Name: Tom Nelson
Title: Authorized Representative

3CCK HOLDINGS, LP, a Texas limited partnership

By:  _____
Name: Casey Plummer
Title: Authorized Representative

STATE OF TEXAS)
)ss:
COUNTY OF DALLAS)

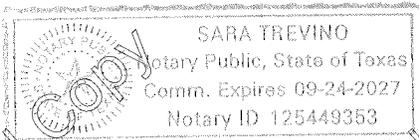
On December ____, 2025, personally appeared before me Tom Nelson, an authorized representative of T & A NELSON RESOURCES, LTD., the signer of the above instrument, who duly acknowledged to me that he executed the same on behalf of such entity.

Notary Public

My Commission Expires: _____

STATE OF TEXAS)
)ss:
COUNTY OF DALLAS)

On December 19, 2025, personally appeared before me Casey Plummer, an authorized representative of 3CCK HOLDINGS, LP, the signer of the above instrument, who duly acknowledged to me that he executed the same on behalf of such entity.



Sara Trevino

Notary Public

My Commission Expires: 9-24-27

EXHIBIT AApple Valley Property

1,586 acres located in Apple Valley, Washington County, Utah

PARCEL 2: (LABELED AS SUCH FOR REFERENCE PURPOSES) (AV-1313-D-1)

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59. THENCE ALONG SAID RIGHT-OF-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°02'22" W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E. ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'23" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E. 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°59'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E. 1866.76 FEET, THENCE S. 0°08'17" E. 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E. 794.18 FEET. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E. 134.35 FEET). THENCE S. 44°50'54" E. 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD OF SAID CURVE BEARS S. 39°37'37" E. 74.62 FEET) TO THE NORTH LINE OF SAID SECTION 30. THENCE N. 89°59'57" W. ALONG THE SECTION LINE AND NORTH LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED 120.56 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE AND SUBDIVISION BOUNDARY 604.07 FEET TO A FOUND REBAR, THENCE S. 89°51'24" W. 541.18 FEET TO A FOUND REBAR. THENCE S. 0°08'20" E. 951.93 FEET TO A FOUND REBAR, THENCE S. 61°36'17" E. 219.25 FEET, THENCE S. 28°39'03" E. 268.82 FEET, THENCE N. 87°41'09" E. 220.17 FEET TO THE WEST LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED AND 1/16 LINE, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE 751.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°06'03" E. ALONG THE 1/16 LINE 1301.51 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 235.00 FEET A DISTANCE OF 4.46 FEET (THE CHORD OF SAID CURVE BEARS S. 89°45'20" W. 4.46 FEET), THENCE N. 89°41'59" W. 323.25 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING (50-FOOT-WIDE ROADWAY):

BEGINNING AT A POINT S. 0°10'48" W. ALONG THE SECTION LINE 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE RUNNING N. 54°09'33" W. ALONG THE RIGHT-OF-WAY LINE 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE WITH RADIUS LINE BEARING N. 35°50'27" E., THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", THENCE N. 35°50'27" E. 1200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE, THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 172.56 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE N. 0°06'40" W. 707.83 FEET, THENCE S. 89°58'49" E. 50.00 FEET, THENCE S. 0°06'40" E. 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE, THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 203.93 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE S. 35°50'27" W. 1200.72 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE THENCE SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT OF WAY LINE 18.20 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'32"W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N54°08'51"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N54°08'09"W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N54°09'25"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N35°50'32"E 379.99 FEET; THENCE N17°32'51"E 185.12 FEET; THENCE N10°52'32"E 150.23 FEET; THENCE N05°11'57"E 135.13 FEET; THENCE N00°35'25"W 155.91 FEET; THENCE N06°00'48"W 116.71 FEET; THENCE N09°50'44"W 62.70 FEET; THENCE N13°11'57"W 125.80 FEET; THENCE N18°17'16"W 123.41 FEET; THENCE N48°43'46"W 148.67 FEET; THENCE N35°50'23"E 150.00 FEET; THENCE N54°09'37"W 137.02 FEET; THENCE N35°50'23"E 226.65 FEET; THENCE N52°01'03"E 201.07 FEET; THENCE S61°34'53"E 219.25 FEET; THENCE S28°37'39"E 268.82 FEET; THENCE N87°42'33"E 220.17 FEET; THENCE S00°05'16"E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S89°46'44"W 4.46 FEET), CENTER POINT LIES N00°45'54"W THROUGH A CENTRAL ANGLE OF 01°05'15" A DISTANCE OF 4.46 FEET; THENCE N89°40'35"W 321.29 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (LABELED AS SUCH FOR REFERENCE PURPOSES) (AV-1348-A)

THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2NW1/4) OF SECTION 3. TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 7: (LABELED AS SUCH FOR REFERENCE PURPOSES) (AV-1346)

THE NORTHEAST QUARTER (NE1/4) AND THE NORTH HALF OF THE NORTHWEST QUARTER (N½NW1/4) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 8: (LABELED AS SUCH FOR REFERENCE PURPOSES) (AV-1345)

THE SOUTH HALF OF THE NORTHWEST QUARTER (S $\frac{1}{2}$ NW $\frac{1}{4}$) AND THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 9: (LABELED AS SUCH FOR REFERENCE PURPOSES) (AV-1327)

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW $\frac{1}{4}$ NE $\frac{1}{4}$); THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE $\frac{1}{4}$ NW $\frac{1}{4}$); THE SOUTHEAST QUARTER (SE $\frac{1}{4}$); THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW $\frac{1}{4}$ NW $\frac{1}{4}$) AND THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 10: (LABELED AS SUCH FOR REFERENCE PURPOSES) (AV-1326)

THE SOUTH HALF OF THE SOUTHWEST QUARTER (S $\frac{1}{2}$ SW $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 11 WEST. SALT LAKE BASE AND MERIDIAN.

Exhibit "B"
Hildale Property - 23 Lots
located in Short Creek Subdivision
Hildale, Washington County, Utah

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 49, 50, 51, 56, 57, 58 and 59, SHORT CREEK SUBDIVISION #14, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Tax Serial Number: HD-SHCR-14-1 through Tax Serial Number: HD-SHCR-14-16
Tax Serial Number: HD-SHCR-14-49
Tax Serial Number: HD-SHCR-14-50
Tax Serial Number: HD-SHCR-14-51
Tax Serial Number: HD-SHCR-14-56
Tax Serial Number: HD-SHCR-14-57
Tax Serial Number: HD-SHCR-14-58
Tax Serial Number: HD-SHCR-14-59

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
10/08/2025 08:25:18 AM Fee \$40.00 By SKOUSEN
& ASSOCIATES

WHEN RECORDED, MAIL TO:

Brennan H. Moss, Successor Trustee
Parkinson Benson Potter
2750 Rasmussen Rd., Ste. H-107
Park City, Utah 84098

(Space above for County Recorder's use)

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN:

Pursuant to Utah Code Ann. § 57-1-24 and under that certain Trust Deed executed between **Redstone at Canaan LLC**, as TRUSTOR, and **Adda, LLC** as BENEFICIARY, dated December 30, 2024, and recorded in Washington County, Utah on March 10, 2025, as Entry No. 20250007748. Default has occurred under the obligations secured by said Trust Deed. BENEFICIARY has elected, and does hereby elect, to cause the Trust Deed to be foreclosed and the property therein described to be sold. This foreclosure is made pursuant to and is secured by that certain Trust Deed dated December 30, 2024, and all collateral described therein.

Legal Description:

All of the North 1/2 of the Northwest 1/4 of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Tax ID No.: AV-1348-A

The default consists of the failure to pay the indebtedness as and when due. As of the date hereof, the unpaid balance, including principal, interest, fees, and other charges, is declared immediately due and payable.

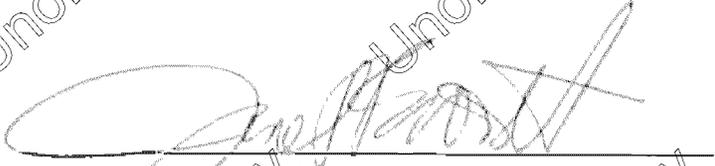
YOU ARE HEREBY NOTIFIED by reason of such default, the Trustee does hereby declare all sums secured by the Deed of Trust immediately due and payable and elects to cause the Trust Property to be sold, pursuant to the Deed of Trust and the laws of the State of Utah, to satisfy the Obligations.

DATED this 12th day of September 2025.

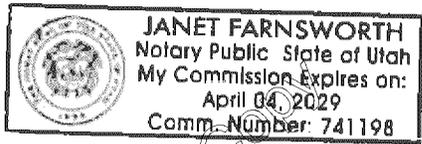

Brennan H. Moss, Trustee

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 12 day of ~~September~~ ^{October} 2025, by
Brennan H. Moss.



Notary Public
My Commission Expires: 4/4/2029



Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY/COLLATERAL

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

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N 00°03'32" W, ALONG THE SECTION LINE, 143.81 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N 54°06'51" W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N 54°06'09" W, ALONG SAID BOUNDARY, 1969.87 FEET TO THE POINT OF BEGINNING; THENCE N 54°08'25" W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N 35°50'32" E 379.99 FEET; THENCE N 17°32'51" E 185.12 FEET; THENCE N 10°52'32" E 150.23 FEET; THENCE N 05°11'57" E 135.19 FEET; THENCE N 00°35'25" W 155.91 FEET; THENCE N 06°00'48" W 116.71 FEET; THENCE N 09°50'44" W 62.70 FEET; THENCE N13°11'57" W 125.80 FEET; THENCE N18°17'16" W 123.41 FEET; THENCE N 48°43'46" W 148.67 FEET; THENCE N35°50'23" E 150.00 FEET; THENCE N 54°09'37" W 137.02 FEET; THENCE N 35°50'23" E 226.65 FEET; THENCE N 52°01'03" E 201.07 FEET; THENCE S61°34'53" E 219.25 FEET; THENCE S 28°37'39" E 268.82 FEET; THENCE N 87°42'33" E 220.17 FEET; THENCE S 00°05'16" E 2062.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NONTANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S 89°46'44" W 4.46 FEET), CENTER POINT LIES 321.28 FEET TO THE POINT OF BEGINNING. PROPOSED "WEST TEMPLE VILLAGE PHASE 1" Tax Serial No. AV-1-2-30-240

Parcel Number: AV-1-2-30-240

WHEN RECORDED RETURN TO:

Steven T. Waterman
Dorsey & Whitney, LLP
111 South Main Street, Suite 2100
Salt Lake City, Utah 84111

Tax parcels: AV-1325, AV-1322-A,
AV-1323-A, AV-1324-A, and AV-1313-D-2

NOTICE OF DEFAULT

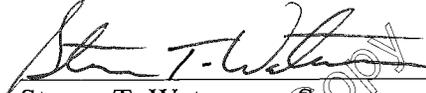
NOTICE IS HEREBY GIVEN, under that certain Deed of Trust, dated November 19, 2024, executed by STANDARD DEVELOPMENT LLC, a Utah limited liability company, as Trustor, in which COLONY PARTNERS, L.L.C., a Utah limited liability company, as to an undivided 65% interest and CIEL HOLDINGS, L.L.C., a Utah limited liability company, as to an undivided 35% interest, together with any legal holder of the Note, as Beneficiary, and SOUTHERN UTAH TITLE COMPANY, as Trustee, and filed for record on November 20, 2024, as Entry No. 20240036998, in the official records of the Washington County, Utah Recorder, affecting the real property, described on Exhibit A, attached hereto and made a part hereof.

A breach of the obligation for which the trust property was conveyed as security has occurred in that the obligor under that certain Trust Deed Note dated November 19, 2024, in the original principal amount of Seven Hundred Fifty Thousand, Dollars and 00/100 cents (\$750,000.00) (the "Note") has failed to make the required principal payments and any accrued but unpaid interest and other charges as required by the Deed of Trust and Note. As of January 31, 2026, the amount due and owing under the Note is \$930,406.00. A successor trustee has been appointed, the successor trustee being Steven T. Waterman of Dorsey & Whitney LLP, a member of the Utah State Bar Association.

Beneficiary has elected, pursuant to the terms of said Deed of Trust and Note to declare the entire principal and interest obligations evidenced by the Note to be immediately due and payable and has directed the successor trustee to sell or cause to be sold said real property to satisfy the obligations secured by the Deed of Trust.

[Signatures on following page]

In witness thereof, Steven T. Waterman, as successor trustee, has caused this instrument to be executed this 12th day of February, 2026.


Steven T. Waterman, Successor Trustee

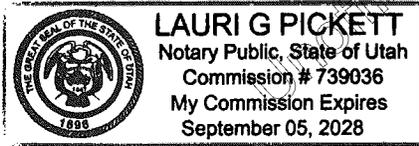
STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 12th day of February, 2026, by Steven T. Waterman.


Notary Public



**EXHIBIT A
PROPERTY**

The following parcels of land located in Apple Valley, Washington County, Utah:

PARCEL 1: (AV-1325)

BEGINNING AT A POINT NORTH 0°06'40" WEST ALONG THE LOT LINE 528.00 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE 1,896.93 FEET; THENCE SOUTH 89°54'06" EAST 1680.00 FEET; THENCE SOUTH 0°06'41" EAST 2,805.36 FEET; THENCE NORTH 89°58'49" WEST 1680 FEET; THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE OF LOT 11,910.73 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO GRANTOR A 50.00 FOOT EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS SAID PROPERTY, THIS RESERVATION (EASEMENT) SHALL AUTOMATICALLY EXPIRE IF DEDICATED ACCESS IS PROVIDED ACROSS THE ABOVE LAND TO GRANTOR'S REMAINING PROPERTY ADJACENT TO THE EAST.

LESS AND EXCEPTING FROM THE ABOVE PARCEL THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 25 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1868.98 FEET AND NORTH 1098.18 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°59'04" WEST 129.09 FEET TO A POINT ON THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 86°33'12" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 51°38'11" A DISTANCE OF 45.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°11'23" FOR A DISTANCE OF 21.02 FEET; THENCE NORTH 80.35 FEET; THENCE SOUTH 89°59'18" EAST 154.00 FEET; THENCE SOUTH 139.26 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID

PARCEL BEING ALL OF LOT 27 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1868.98 FEET AND NORTH 1376.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19 AND RUNNING THENCE NORTH 89°59'18" WEST 154.00 FEET; THENCE NORTH 139.25 FEET; THENCE SOUTH 89°59'18" EAST 154.00 FEET; THENCE SOUTH 139.26 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 29 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 2022.98 FEET AND NORTH 1515.95 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°59'18" WEST 154.00 FEET; THENCE NORTH 139.26 FEET; THENCE NORTH 89°59'58" EAST 129.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'02" A DISTANCE OF 39.27 FEET; THENCE SOUTH 114.27 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (AV-1322-A)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 27 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1868.98 FEET AND NORTH 1376.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19 AND RUNNING THENCE NORTH 89°59'18" WEST 154.00 FEET; THENCE NORTH 139.25 FEET; THENCE SOUTH 89°59'18" EAST 154.00 FEET; THENCE SOUTH 139.26 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (AV-1323-A)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 29 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 2022.98 FEET AND NORTH 1515.95 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°59'18" WEST 154.00 FEET; THENCE NORTH 139.26 FEET; THENCE NORTH 89°59'58" EAST 129.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG

THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $90^{\circ}00'02''$ A DISTANCE OF 39.27 FEET; THENCE SOUTH 114.27 FEET TO THE POINT OF BEGINNING.

PARCEL 4: (AV-1324-A)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 25 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1868.98 FEET AND NORTH 1098.18 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH $89^{\circ}59'04''$ WEST 129.09 FEET TO A POINT ON THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH $86^{\circ}33'12''$ WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF $51^{\circ}38'11''$ A DISTANCE OF 45.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $48^{\circ}11'23''$ FOR DISTANCE OF 21.02 FEET; THENCE NORTH 80.35 FEET; THENCE SOUTH $89^{\circ}59'18''$ EAST 154.00 FEET; THENCE SOUTH 139.26 FEET TO THE POINT OF BEGINNING.

PARCEL 5: (AV-1313-D-2)

A RIGHT OF WAY FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT SOUTH $0^{\circ}10'48''$ WEST, ALONG THE SECTION LINE, 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE RUNNING NORTH $54^{\circ}09'33''$ WEST ALONG THE RIGHT-OF-WAY LINE 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, WITH RADIUS LINE BEARING NORTH $35^{\circ}50'27''$ EAST; THENCE NORTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'$; THENCE NORTH $35^{\circ}50'27''$ EAST 1,200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY TO THE LEFT, ALONG THE ARC OF SAID CURVE 172.56 FEET, THROUGH A CENTRAL ANGLE OF $35^{\circ}57'07''$; THENCE NORTH $0^{\circ}06'40''$ WEST 707.83 FEET; THENCE SOUTH $89^{\circ}58'49''$ EAST 50.00 FEET; THENCE SOUTH $0^{\circ}06'40''$ EAST 707.71 FEET TO THE BEGINNING OF A 325 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY, TO THE RIGHT, ALONG THE ARC OF SAID CURVE 203.93 FEET THROUGH A CENTRAL ANGLE OF $35^{\circ}57'07''$; THENCE SOUTH $35^{\circ}50'27''$ WEST 1,200.72 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'$ TO A POINT ON THE NORTHERLY RIGHT-

OF-WAY LINE OF HIGHWAY U-59; THENCE NORTH 54°09'33" WEST, ALONG SAID RIGHT-OF-WAY LINE, 18.20 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SHALL AUTOMATICALLY EXPIRE IF THE ABOVE PARCEL IS DEDICATED FOR PUBLIC USE.

Property address: unassigned addresses in Apple Valley, UT 84737

WHEN RECORDED, MAIL TO:
Brennan H. Moss, Successor Trustee
Parkinson Benson Potter
2750 Rasmussen Rd., Ste. H-107
Park City, Utah 84098

(Space above for County Recorder's use)

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN:

Pursuant to Utah Code Ann. § 57-1-24 and under that certain Trust Deed executed between **Tru South LLC**, as TRUSTOR, and **Adda, LLC** as BENEFICIARY, dated December 23, 2024, and recorded in Washington County, Utah on February 13, 2025, as Entry No. 20250004957. Default has occurred under the obligations secured by said Trust Deed. BENEFICIARY has elected, and does hereby elect, to cause the Trust Deed to be foreclosed and the property therein described to be sold. This foreclosure is made pursuant to and is secured by that certain Trust Deed dated December 23, 2025, and all collateral described therein.

Legal Description:

Parcel 1:

BEGINNING AT A POINT WHICH IS SITUATED N. 0°05'51" W ALONG THE SECTION LINE 660.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 89°59'43" W 660.00 FEET, THENCE S. 89°59'26" W 153.23 FEET, THENCE S. 55°59'06" W 483.63 FEET, THENCE S. 42°42'45" E. 430.00 FEET, THENCE S. 89°58'49" W 69.96 FEET, THENCE N. 42°38'01" W 483.79 FEET, THENCE N. 30°10'41" W 70.01 FEET TO A FOUND REBAR, THENCE N. 17°02'24" W 561.71 FEET TO A FOUND REBAR, THENCE N. 9°55'52" W 115.11 FEET TO A FOUND REBAR, THENCE N. 7°37'41" E. 381.13 FEET TO A FOUND REBAR, THENCE N. 53°32'10" W 491.06 FEET TO A FOUND REBAR, THENCE N. 0°03'06" E. 204.20 FEET TO A FOUND REBAR, THENCE N. 71°35'39" E. 1981.88 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 19, THENCE S. 0°05'51" E. ALONG THE SECTION LINE 1979.95 FEET TO THE POINT OF BEGINNING.

Parcel 2:

A 50.0 foot wide road way and utility easement being 25.0 feet on either side of the following described centerline, the sidelines of which shall be extended or trimmed back as necessary to eliminate any and all overlaps and/or gaps at the beginning, end, and along its entire outer boundary with itself and/or other identified boundaries; Commencing at the

South East corner of Section 19 , Township 42 South, Range 11 West, SLB&M and running thence South 89° 59' 23" West 562.67 feet along the section line to the center line of Rome Way a publicly dedicated road way situated in the Apple Valley Ranch Subdivision Phase II according to the official plat thereof on file in the office of the Washington County Recorder, State of Utah said point is the TRUE POINT OF BEGINNING OF THE CENTERLINE DESCRIPTION, running thence from THE TRUE POINT OF BEGINNING North 37° 00' 54" West 18.84 feet to the point of a 453.647 foot radius curve to the left; thence along the arc of said curve through a central angle of 16° 14' 33" a distance of 128.602 feet to the point of a 550.00 foot radius reverse curve to the right; running thence along the arc of said curve through a central angle of 19° 14' 33" a distance of 184.716 feet; thence North 34 ° 00' 54" West 392.36 feet to the point of a 150.0 foot radius curve to the right; running thence along the arc of said curve through a central angle of 37° 18' 13" a distance of 97.66 feet; thence North 03°17'19" East 90.76' to the point of a 150.0 foot radius curve to the left; thence along the arc of said curve through a central angle of 25° 09' 33" a distance of 65.866 to the center of an intersection; thence from the intersection South 68° 07' 46" West 162.75 feet to the point of a 150 foot radius curve to the right; running thence along the arc of said curve through a central angle of 97° 01' 35" a distance of 254.01 feet; thence North 14° 50' 39" West 134.81 feet to the point of a 150.0 foot radius curve to the right; running thence along the arc of said curve through a central angle of 03° 31' 39" a distance of 9.23 feet; thence North 01 ° 09' 00" West 101.40 feet to the point of a 150 foot radius curve to the left; thence along the arc of said curve through a central angle of 17° 28' 32" a distance of 45.75; thence North 28° 47' 32" West 119.17 feet to the point of a 300.0 foot radius curve to the right; thence along the arc of said curve through a central angle of 33° 53' 35" a distance of 177.46 feet to the point of a 150.0 foot radius reverse curve to the left; thence along the arc of said curve through a central angle of 185° 12' 49" a distance of 484.89 feet thence South 00° 06' 46" East 514.06 feet to the point of a 340.96 foot radius curve to the left; thence along the arc of said curve through a central angle of 36° 29' 08" a distance of 217.12; thence South 36° 35' 54" East 143.62 feet to the point of a 514.21 foot radius curve to the right; running thence along the arc of said curve through a central angle of 36° 35' 17" a distance 328.37 feet; thence South 00° 00' 37" East 48.21 feet more or less to a point where this 50.0 foot wide easement has joined into Cartland drive a road located within APPLE VALLEY RANCH SUBDIVISION, GOOSEBERRY UNIT I a subdivision according to the official plat thereof on file in the office of the Washington County Recorders office, State of Utah.

Also there is a 15.0 foot wide utility easement which is in addition to and which runs along the westerly side of the 50.0 foot easement just described this easement would run from the north end of said Rome Way roadway northerly along the westerly side of the 50.0 foot wide easement and would continue northerly to the intersection above described and then would continue along the left side of the road easement all the way to where the road easement connects into Cart Land drive as above described.

Tax ID No.: AV-1319-A

The default consists of the failure to pay the indebtedness as and when due. As of the date hereof, the unpaid balance, including principal, interest, fees, and other charges, is declared immediately due and payable.

YOU ARE HEREBY NOTIFIED by reason of such default, the Trustee does hereby declare all sums secured by the Deed of Trust immediately due and payable and elects to cause the Trust Property to be sold, pursuant to the Deed of Trust and the laws of the State of Utah, to satisfy the Obligations.

DATED this 12th day of September 2025.


Brennan H. Moss, Trustee

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 7th day of ~~September~~ ^{October} 2025, by Brennan H. Moss.



Notary Public
My Commission Expires: 4/4/29



Entity Name:	Entity Name:
Holm House, LLC	Sugar Bluff, LLC
Holm Square, LLC	Seven Fold, LLC
Holm Square Hilldale, LLC	Promiserock 10 H, LLC
Holm & Hansen, LLC	X/S Corporation
Utah South Vineyards, LLC	Tru South, LLC
Gooseberry Springs Ranch, LLC	Omni Financial, Inc.
Virgin Land Company, LLC	Holmbrands, LLC
Yovimpa, LLC	October 10, LLC
Holm Sky, LLC	Tru North Holdings, LLC
Bryce Canton Land Company, LLC	Holm City, Inc.
Bryce Park Place, LLC	Standard Development, LLC
Holm Water, LLC	2000 Main, LLC
Malibu, LLC	3 Stage Cattle Company, LLC
Redstone at Canaan, LLC	Holm Global Properties, LLC
7070 Holdings, LLC	Simply 889, LLC
Tumaru at Hilldale, LLC	Hesed Water Company, LLC
7777, LLC	Hesed, LLC
Onland Management, LLC	