00789394 B: 1603 P: 1409 B: 1603 P: 1409 Fee \$40.00 Carri R. Jeffries, Iron County Recorder - Page 1 of 3 04/08/2022 12:49:36 PM By: SECURITY ESCROW & TITLE INSURANCE AGENCY, LLC

WHEN RECORDED RETURN TO: Iron Apex Holdings, LLC a Utah Limited Liability Company HC 65 Box 340 Kanarraville, UT 84742

WARRANTY DEED

Iron Rock, LLC a Utah Limited Liability Company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Iron Apex Holdings, LLC a Utah Limited Liability Company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID No.: E-0172-0001-0000; Tax Account No.: 0149424

TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

SUBJECT TO Easements, Rights-of-Way, Restrictions and Reservations of record and those enforceable in law and equity, and taxes for the year 2022 and thereafter.

WITNESS, the hand of said grantor this 5th day of April, 2022.

Iron Rock, LLC a Utah Limited Liability Company By: Utopian Ventures, LLC a Wyoming Limited Liability Company, Member Richard Sham Jessop Manager

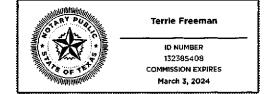
Richard Shem Jessop, Manager

STATE OF <u>Texas</u>) ss. COUNTY OF <u>Harris</u>)

On <u>04/06/2022</u>, personally appeared before me RICHARD SHEM JESSOP, the signer of the foregoing instrument, who duly acknowledged to me that he the MANAGER of UTOPIAN VENTURES, LLC, a Wyoming Limited Liability Company, who is the MEMBER of IRON ROCK, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he executed it in such capacity.

amet

NOTARY PUBLIC Residing at: Houston, Harris County



Attached to and Becoming Part of, Document: Warranty Deed / Pages: 3; Date: 04/06/2022

Notarized online using audio-video communication

File Number: 14447-00001

Page 2 of 3

00789394 B: 1603 P: 1410

EXHIBIT "A" LEGAL DESCRIPTION

Beginning at a point South 89°30'15" East along the Township line 815.81 feet (815.18 feet as shown on that Record of Survey for: Mountain View Real Estate, prepared by Adams Surveying and Engineering, filed September 14, 1992, as Plat No. 274, in the Office of the County Engineer of Iron County, Utah) from the South Quarter corner of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian; said point being also South 89°29'54" East 900.32 feet from the North Quarter Corner of Section 3, Township 36 South, Range 12 West, Salt Lake Base and Meridian; and running thence South 89°30'15" East along said Township line 441.09 feet to the Northeast Corner of Sectional Lot 2, Section 3, Township 36 South, Range 12 West, Salt Lake Base and Meridian; thence South 0°31'02" East along the 1/16 Section line 2204.39 feet to the Center line of an existing 100.00 foot Right of Way for a County Road; thence North 49°11'38" West along said centerline 609.00 feet; thence North 1810.14 feet to the point of beginning.

Excepting therefrom any portion lying with the boundaries of the County Road Right of Way (Highway U-235).

EXCEPTING THEREFROM any and all water and/or water rights.

File Number: 14447-00001

Page 3 of 3

00795478 B: 1618 P: 1933

B: 1618 P: 1933 Fee \$40.00 Carri R. Jeffries, Iron County Recorder - Page 1 of 3 08/12/2022 09:23:29 AM By: SECURITY ESCROW & TITLE INSURANCE AGENCY, LLC

WHEN RECORDED RETURN TO: iron Apex Holdings, LLC a Utah Limited Liability Company HC 65 Box 340 Kanarraville, UT 84742

WARRANTY DEED

Jacen Christian Brewer, Irma Violeta Brewer, and Douglas George Brewer, **GRANTOR**, hereby CONVEY (S) AND WARRANT(S) to Iron Apex Holdings, LLC a Utah Limited Liability Company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID No.: E-0172-0001-0002; Tax Account No.: 0334646

TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

SUBJECT TO Easements, Rights-of-Way, Restrictions and Reservations of record and those enforceable in law and equity, and taxes for the year 2022 and thereafter.

_WITNESS, the hand of said graptor this 10th day of August, 2022.

Jacen Christian Brewer

ma Violita Brewer

Irma Violeta Brewei

File Number: 15046-00001

Douglas/George Brewer

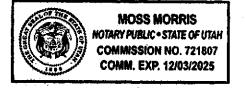
STATE OF UTAH

COUNTY OF SHLde

On the <u>11</u> day of August, A.D. 2022 personally appeared before me Douglas George Brewer the signer of the within instrument, who duly acknowledged to me that he executed the same.

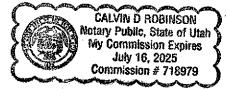
MOD N Notary Pu Slic STATE/OF UTAH } SS. COUNTY OF THOM } سيمرهم

} ss.



On the <u>//--</u> day of August, A.D. 2012 personally appeared before me Jacen Christian Brewer, Irma Violeta Brewer the signers of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public



File Number: 15046-00001

EXHIBIT "A" LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 89°20'15" EAST ALONG THE TOWNSHIP LINE 237.31 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING ALSO SOUTH 89°29'15" EAST 322.45 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 89°30'15" EAST ALONG SAID TOWNSHIP LINE 577.87 FEET; THENCE SOUTH 1810.14 FEET TO THE CENTERLINE OF AN EXISTING 100 FEET WIDE RIGHT OF WAY FOR A COUNTY ROAD; THENCE NORTH 49°11'29" WEST ALONG SAID CENTERLINE 763.42 FEET; THENCE NORTH 1316.25 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT- OF-WAY

EXCEPTING THEREFROM any and all water and/or water rights.

File Number: 15046-00001

Page 3 of 3

00795478 B: 1618 P: 1935

When Recorded Return to: Grantee HC 65 Box 340 Kanarraville, UT 84742

Space Above for Recorder's Use

QUIT CLAIM DEED

Iron Apex Holdings, LLC, a Utah Limited Liability Company and Iron Farms, LLC, a Utah limited Liability Company, GRANTOR(S) of State of Utah, hereby

QUIT CLAIMS to

Iron Apex Holdings, L.L.C., a Utah Limited Liability Company, GRANTEE(S) of State of Utah,

For the sum of *** TEN AND NO/100 (and other good and valuable considerations) *** DOLLARS

the following described tract(s) of land in IRON County, State of Utah, to-wit:

SEE ATTACHED EXHIBIT "A"

Tax ID Nos.: E-0144-0004-0000, E-0144-00R1-0000, E-0136-0007-0000, Tax Account Nos..: 0344389, 0492156, 0498575

This Deed is being executed for the purpose of Lot Line Adjustment

TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

SUBJECT TO Easements, Rights-of-Way, Restrictions and Reservations of record and those enforceable in law and equity, and taxes for the year 2022 and thereafter.

WITNESS the hand(s) of said grantor(s), this 19 day of July, A.D. 2022

IRON APEX HOLDINGS L.L.C., A UTAH LIMITED LIABILITY COMPANY

By: Five Star Holdings, LLC a Wyoming Limited Liability Company, as Manager

By: James Barlow, Member of Five Star Holdings, LLC



IRON FARMS, LLC, A UTAH LIMITED LIABILITY COMPANY

By: Iron Apex Holdings, LLC, a Utah limited liability company, as Member By: Five Star Holdings, LLC, a Wyoming Limited Liability Company, as Manager fields been created in compliance with Iron Apex Holdings LLC, a Utah Limited Liability Company the Iron County Land Management Code.

Approved by Date:

By: James Barlow, Member of Five Star Holdings, LLC

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

STATE OF UTAH

COUNTY OF IRON

2012 84

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SS.

) SS.)

, 2021, personally appeared before me James Barlow, as Member of Five Star On the 19 day of July Holdings, LLC, a Wyoming Limited Liability Company who is the Manager of Iron Apex Holdings, LLC, a Utah Limited Liability Company, and is authorized to execute the foregoing instrument in its behalf and that he executed it in such capacity with authority to do so.

osher) Ul NOTARY PUBLIC

STATE OF UTAH

COUNTY OF IRON



 $2022 \xi H$ _, 2021, personally appeared before me **James Barlow**, the signer of the On the 19 day of July foregoing instrument who duly he acknowledged to me that he is both a MANAGER of Five Star Holdings, LLC, a Wyoming Limited Liability Company who is the Manager of Iron Apex Holdings, LLC, a Utah Limited Liability Company, who is Manager of Iron Farms, LLC, a Utah Limited Liability Company, and is authorized to execute the foregoing instrument in its behalf and that he executed it in such capacity with authority to do so.

Jacker ve

NOTARY PUBLIC

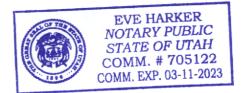




Exhibit A

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M; THENCE S.88°55'46"E. ALONG THE SECTION LINE 2653.47 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34, THENCE S.88°55'40"E. ALONG THE SECTION LINE 262.30 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE L.A. & S.L. RAILROAD, THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE THE NEXT 5 CALLS; (1) THENCE S.43°39'53"E. 3451.48 FEET TO THE EAST LINE OF SAID SECTION 34, (2) THENCE S.0°10'12"W. ALONG SAID SECTION LINE 144.39 FEET, (3) THENCE S.43°39'53"E. 2607.50 FEET, (4) THENCE N.46°20'07"E. 100.00 FEET, (5) THENCE S.43°39'53"E. 246.75 FEET, THENCE S.46°22'39"W. 925.36 FEET, THENCE N.43°37'21"W. 2528.95 FEET, THENCE S.46°22'39"W. 2682.55 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 34, THENCE N.89°37'28"W. ALONG THE SECTION LINE 365.10 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34, THENCE N.89°33'20"W. ALONG THE SECTION LINE 1117.39 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF IRON SPRINGS ROAD, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NEXT 6 CALLS; (1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 5679.70 FEET A DISTANCE OF 1973.76 FEET (THE CHORD OF SAID CURVE BEARS N.30°17'32"W. 1963.84 FEET), (2) THENCE N.20°23'25"W. 329.48 FEET, (3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.90 FEET A DISTANCE OF 508.96 FEET (THE CHORD OF SAID CURVE BEARS N.25°20'17"W. 508.31 FEET), (4)THENCE N.30°17'49"W. 347.12 FEET, (5) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 1429.13 FEET A DISTANCE OF 621.00 FEET (THE CHORD OF SAID CURVE BEARS N.17°21'22"W. 616.12 FEET), (6) THENCE N.4°54'37"W. 1978.85 FEET TO THE NORTH LINE OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M, THENCE N.87°28'53"E. ALONG SAID SECTION LINE 349.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 538.01 ACRES OF LAND.

00801954 B: 1634 P: 1729 B: 1634 P: 1729 Fee \$40.00 Carri R. Jeffries, Iron County Recorder - Page 1 of 2 02/07/2023 03:47:36 PM By: SECURITY ESCROW & TITLE INSURANCE AGENCY, LLC

WHEN RECORDED RETURN TO: Iron Apex Holdings, LLC a Utah Limited Liability Company HC 65 Box 340 Kanarraville, UT 84742

WARRANTY DEED

Virginia Lee Walker and Samuel A. Walker, Trustees of the Virginia and Samuel Walker Family Trust, utd July 27, 2004, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Iron Apex Holdings, LLC a Utah Limited Liability Company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

Beginning at a point South 00°56'28" West, 961.20 feet from the North Quarter corner of Section 3, Township 36 South, Range 12 West, Salt Lake Base and Meridian; and running thence South 62°22'28" East 381.74 feet; thence South 115.00 feet to a point on the North right-of-way line of an existing County Road; thence North 49°11'38" West along said Right-of-Way line 446.84 feet to the point of beginning.

EXCEPTING THEREFROM any and all water and/or water rights.

TAX ID No.: E-0172-0001-0003; Tax Account No.: 0442779

TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

SUBJECT TO Easements, Rights-of-Way, Restrictions and Reservations of record and those enforceable in law and equity, and taxes for the year 2023 and thereafter.

WITNESS, the hand of said grantor this 31 day of ______ANUARY_, 2023.

The Virginia and Samuel Walker Family Trust, utd

July 27. 2004 ma Lee Walker, Trus

Samuel A. Walker, Trustee

File Number: 15335-00001

Page 1 of 2

State of Calefornia County of

On the <u>51</u> day of <u>500</u> 2023, personally appeared before me Virginia Lee Walker and Samuel A. Walker as Trustee of the Virginia and Samuel Walker Family Trust under trust instrument dated JQ 27, 2004, who acknowledged to me that they executed it in such capacity with authority to do so.

nmo NOTARY PUBLIC



File Number: 15335-00001

Page 2 of 2