

RECORDING REQUESTED BY:

Latham & Watkins LLP
355 South Grand Avenue, Suite 100
Los Angeles, California 90071-1560
Attention: Kim N. A. Boras, Esq.

AND WHEN RECORDED MAIL TO:

Latham & Watkins LLP
355 South Grand Avenue, Suite 100
Los Angeles, California 90071-1560
Attention: Kim N. A. Boras, Esq.

Tax Parcel Nos. E-0606-0000-0000
(Parcel 1); E- 0607-0000-0000 (Parcel
2); E-0608-0000-0000(Parcel 3); E-
0609-0000-0000 (Parcel 4); E-0610-
0000-0000 (Parcel 5); E-0611-0612-0000
(Parcel 6); E-0611-0001-0000 (Parcel 7);
E-0617-0000-0000 (Parcel 8); E-0611-0001-
0001 (Parcel 9); E-0611-0001-0001 -OB
(improvements Parcel 9); E-0605-0001-0001
(Parcel 10); E-0605-0001-0001-01 (Parcel 11)

Space Above This Line For Recorder's Use Only

ASSIGNMENT OF DEED OF TRUST

KNOW ALL MEN BY THESE PRESENTS That **ANNALY MIDDLE MARKET LENDING LLC**, a Delaware limited liability company, having an address at 1211 Avenue of the Americas, 41st Floor, New York, New York 10036, in its capacity as collateral agent for the lenders (“Assignor”), as beneficiary under that certain **TRUST DEED, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING** executed by **AMERICAN AZIDE CORPORATION**, a Nevada corporation, and **AMERICAN PACIFIC CORPORATION**, a Nevada corporation, collectively as Trustor, to **COTTONWOOD TITLE INSURANCE AGENCY, INC.**, as Trustee, for the benefit of Assignor, as beneficiary, dated October 30, 2020, and recorded on the 30th Day of October, 2020, as Instrument Number 00755642 in Book 1515 at Page 638 in the Office of the Iron County, Utah Recorder (the “Deed of Trust”) does hereby **ASSIGN AND TRANSFER** to **ARES CAPITAL CORPORATION**, a Maryland corporation, having an address at 245 Park Avenue, 44th Floor, New York, New York 10167, as successor collateral agent with respect to the Deed of Trust, all of Assignor’s right, title and interest in and all rights accrued to Assignor under said

Deed of Trust. The said Deed of Trust covers real property situated in said County and State described as follows:

See attached Exhibit A

[Signature page follows on next page]

IN WITNESS WHEREOF Assignor has caused this Assignment of Deed of Trust to be duly executed as of this 5th day of December 2022.

ANNALY MIDDLE MARKET LENDING LLC,
in its capacity as collateral agent

By: *Anthony Green*
Name: Anthony Green
Its: Authorized Signatory

By: *Audrey Susanin*
Name: Audrey Susanin
Its: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF New York)

COUNTY OF New York)

The foregoing instrument was acknowledged before me this 5th day of December, 2022, by Anthony Green, as Authorized Signatory of ANNALY MIDDLE MARKET LENDING LLC, a Delaware limited liability company.

Maria Caroline Brett
NOTARY PUBLIC

Residing at: New York, NY

My Commission expires: 3/30/23

MARIA CAROLINE BRETT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BR6322167
Qualified in New York County
My Commission Expires 03-30-2023

STATE OF New York)

COUNTY OF New York)

The foregoing instrument was acknowledged before me this 5th day of December, 2022, by Audrey Susanna, as Authorized Signatory of ANNALY MIDDLE MARKET LENDING LLC, a Delaware limited liability company.

Maria Caroline Brett
NOTARY PUBLIC

Residing at: New York, NY

My Commission expires: 3/30/23

MARIA CAROLINE BRETT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BR6322167
Qualified in New York County
My Commission Expires 03-30-2023

EXHIBIT A

PREMISES DESCRIPTION

The real property located in Iron County, State of Utah, and more particularly described as follows:

PARCEL 1.

ALL OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM THE LAND CONVEYED TO THE LOS ANGELES & SALT LAKE RAILROAD COMPANY, BY THAT CERTAIN WARRANTY DEED, RECORDED AUGUST 11, 1925, AS ENTRY NO. 32753, IN BOOK X, AT PAGE 262, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 100 FEET WIDE, BEING 50 FEET ON EACH SIDE OF AND MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTER LINE, AND PROLONGATION THEREOF, OF THE LOS ANGELES AND SALT LAKE RAILROAD, (CEDAR CITY BRANCH).

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SECTION 16, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING 9.0 FEET, MORE OR LESS, WESTERLY FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 31° 02' EAST 24,727.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SAID POINT BEING 221.6 FEET, MORE OR LESS, WESTERLY FROM THE SOUTHEAST CORNER OF SAID SECTION 35.

ALSO LESS AND EXCEPTING THEREFROM ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 2

ALL OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID

REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 3:

ALL OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 4:

ALL OF SECTION 32, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 5:

ALL OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN

LESS AND EXCEPTING THEREFROM ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO

LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 6:

THE WEST HALF OF SECTION 34 AND THE WEST HALF OF THE EAST HALF OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 7: (TRACT A)

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $89^{\circ}33'26''$ WEST 2654.84 FEET ALONG THE SOUTH LINE OF SAID SECTION 35 TO THE SECTION CORNER COMMON TO SECTIONS 34 AND 35; THENCE NORTH $89^{\circ}37'57''$ WEST 1326.91 FEET ALONG THE SOUTH LINE OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH $01^{\circ}12'19''$ EAST 2653.10 FEET ALONG THE ONE-SIXTEENTH SECTION LINE TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH $01^{\circ}17'06''$ EAST 2649.70 FEET ALONG THE ONE-SIXTEENTH SECTION LINE TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH $89^{\circ}30'57''$ EAST 1331.145 FEET ALONG THE NORTH LINE OF SAID SECTION 34 TO THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 AND 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $89^{\circ}37'34''$ EAST 1783.30 FEET ALONG THE NORTH LINE OF SAID SECTION 35 TO THE WESTERLY LINE OF THE LOS ANGELES & SALT LAKE RAILROAD COMPANY PROPERTY; THENCE SOUTH $30^{\circ}36'58''$ EAST 1661.21 FEET ALONG THE WESTERLY LINE OF SAID LOS ANGELES & SALT LAKE RAILROAD COMPANY PROPERTY TO THE EAST LINE OF THE WEST

HALF OF SAID SECTION 35; THENCE SOUTH 01°22'47" WEST 3902.46 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 35 TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL("PARCEL 3 - PLANT SITE FENCED AREA"):

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°33'26" WEST 2440.77 FEET ALONG THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 00°00'00" EAST 1868.90 FEET; THENCE NORTH 90°00'00" WEST 1307.00 FEET; THENCE NORTH 00°00'00" EAST 828.00 FEET; THENCE NORTH 90°00'00" EAST 1557.00 FEET; THENCE NORTH 00°00'00" EAST 740.00 FEET; THENCE NORTH 90°00'00" EAST 2273.93 FEET; THENCE SOUTH 01°22'47" WEST 3456.76 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

TOGETHER WITH(I) A RIGHT-OF-WAY FOR A ROAD AND INCIDENTAL PURPOSES OVER THE WEST 66 FEET OF THE NORTH HALF OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 13 WEST; SALT LAKE BASE AND MERIDIAN, AND OVER THE SOUTH 66 FEET OF THE WEST THREE- QUARTERS OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; AND (II) A TEMPORARY RIGHT-OF-WAY FOR CONSTRUCTION POWER OVER THE WEST THREE-QUARTERS OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

(TRACT B - PARCEL NORTHEAST OF RAILROAD):

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°22'47" WEST 1247 07 FEET ALONG THE SECTION LINE OF THE EASTERLY LINE OF THE LOS ANGELES & SALT LAKE RAILROAD COMPANY PROPERTY; THENCE NORTH 30°36'58"

WEST 1442.85 FEET ALONG SAID RAILROAD PROPERTY; THENCE NORTH 89°37'34" EAST 764.86 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

PARCEL 8:

THE NORTH HALF OF SECTION 3, AND THE NORTH HALF OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 9:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°33'26" WEST 2440.77 FEET ALONG THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 00°00'00" EAST 1868.90 FEET; THENCE NORTH 90°00'00" WEST 1307.00 FEET; THENCE NORTH 00°00'00" EAST 828.00 FEET; THENCE NORTH 90°00'00" EAST 1557.00 FEET; THENCE NORTH 00°00'00" EAST 740.00 FEET; THENCE NORTH 90°00'00" EAST 2273.93 FEET; THENCE SOUTH 01°22'47" WEST 3456.76 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 10.

ALL OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM THE FOLLOWING

BEGINNING NORTH 89°02'46" EAST, 949.43 FEET ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE MERIDIAN; THENCE NORTH 00°00'00" EAST, 2039.95 FEET; THENCE NORTH 90°00'00" WEST, 899.79 FEET; THENCE NORTH 01°22'47" EAST, 631.42 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 89°38'03" EAST, 744.98 FEET ALONG THE QUARTER SECTION LINE; THENCE SOUTH 30°36'46" EAST, 3081.64 FEET ALONG THE WESTERLY LINE OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY PROPERTY; THENCE SOUTH 89°02'46" WEST, 1429.86 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 89°02'46" WEST, 163.26 FEET ALONG THE SECTION LINE; THENCE NORTH 30°36'46" WEST, 3080.27 FEET ALONG THE EASTERLY LINE OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY PROPERTY; THENCE NORTH 89°38'03" EAST, 1796.06 FEET ALONG THE QUARTER SECTION LINE TO THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 01°22'58" WEST, 2660.50 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION WITHIN THE RAILROAD RIGHT OF WAY. PARCEL 11:

BEGINNING NORTH 89°02'46" EAST, 949.43 FEET ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE MERIDIAN; THENCE NORTH 00°00'00" EAST, 2039.95 FEET; THENCE NORTH 90°00'00" WEST, 899.79 FEET; THENCE NORTH 01°22'47" EAST, 631.42 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 89°38'03" EAST, 744.98 FEET ALONG THE QUARTER SECTION LINE; THENCE SOUTH 30°36'46" EAST, 3081.64 FEET ALONG THE WESTERLY LINE OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY PROPERTY; THENCE SOUTH 89°02'46" WEST, 1429.86 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT-OF-WAY, SERIAL NO. U-54534 FOR A POWER TRANSMISSION LINE GRANTED UNDER THE ACT OF OCTOBER 21, 1976, 90 STAT. 2776, 43 U.S.C. 1761-1771, SAID RIGHT-OF-WAY BEING 130 FEET WIDE, 65 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING NORTH 89°02'46" EAST, 949.43 FEET ALONG THE SECTION LINE AND NORTH 00°00'00" EAST, 134.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 89°26'43" EAST, 1372.27 FEET TO THE POINT OF ENDING.

ALSO:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 89°02'46" WEST 163.26 FEET ALONG THE SECTION LINE; THENCE NORTH 30°36'46" WEST, 3080.27 FEET ALONG THE EASTERLY LINE OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY PROPERTY; THENCE NORTH 89°38'03" EAST, 1796.06 FEET ALONG THE QUARTER SECTION LINE TO THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 01°22'58" WEST, 2660.50 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT-OF-WAY, SERIAL NO. U-54534 FOR A POWER TRANSMISSION LINE GRANTED UNDER THE ACT OF OCTOBER 21, 1976, 90 STAT. 2776, 43 U.S.C. 1761-1771, SAID RIGHT-OF-WAY BEING 130 FEET WIDE, 65 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING NORTH 01°22'58" EAST, 89.22 FEET ALONG THE SECTION LINE; THENCE NORTH 89°26'43" WEST, 221.05 FEET TO THE POINT OF ENDING.

ALSO SUBJECT TO AN EASEMENT FOR A TELEPHONE AND TELEGRAPH LINE AS CREATED IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, ITS SUCCESSORS AND ASSIGNS, BY INSTRUMENT RECORDED MAY 9, 1930 AS ENTRY NO. 48166 IN BOOK 5 OF MISCELLANEOUS RECORDS AT PAGE 104; SAID EASEMENT CENTERLINE DESCRIBED AS LOCATED ON THE GROUND AS BEGINNING SOUTH 01°22'58" WEST, 927.41 FEET ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE MERIDIAN; THENCE NORTH 57°16' WEST, 1697.49 FEET TO THE POINT OF ENDING.

ALSO SUBJECT TO A COVENANT IN THE BUREAU OF LAND MANAGEMENT CLEAR LIST NO. 22, RECORDED SEPTEMBER 25, 1990 AS INSTRUMENT NO. 301760 IN BOOK 421, PAGES 456-458 WHICH STATES: THAT SAID LAND, EXTENDING 800 FEET WEST OF THE CENTER LINE OF IRON SPRINGS CREEK WILL BE USED FOR AGRICULTURAL PURPOSES ONLY, AND NO BUILDINGS OR DWELLINGS WILL BE CONSTRUCTED, PLACED OR ALLOWED UPON SAID LAND.