



Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: T & A NELSON RESOURCES LTD		Phone: 435-877-1190	
Address: 1777 North Meadowlark Drive		Email: N/A	
City: Apple Valley	State: Utah	Zip: 84737	
Agent: (If Applicable) Town of Apple Valley		Phone: N/A	
Address/Location of Property: Next to SR-59		Parcel ID: AV-1313-D-1-A, AV-1-2-30-410, and AV-2-2-24-210	
Existing Zone: A-40, RE-1, C-2		Proposed Zone: A-40 and RE-5	
For Planned Development Purposes: Acreage in Parcel <u>529.34</u>		Acreage in Application <u>529.34</u>	
Reason for the request A-40 will remain the same, RE-1 and C-2 will change to RE-5			

Submittal Requirements: The zone change application shall provide the following:

- ☒ A. The name and address of owners in addition to above owner.
- ☒ B. An accurate property map showing the existing and proposed zoning classifications
- ☒ C. All abutting properties showing present zoning classifications
- ☒ D. An accurate legal description of the property to be rezoned
- ☒ E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project. N/A
- ☒ F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- ☒ G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- ☒ H. Signed and notarized Acknowledgement of Water Supply (see attached). N/A

Applicant Signature 	Date 6/23/26
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received:	Date Application Deemed Complete:	
By:	By:	

Account 1272588

Location

Account Number 1272588

Parcel Number AV-2-2-24-210

Tax District 45 - Apple Valley Town

Acres 100.02

Situs 0, 0

Legal S: 24 T: 42S R: 12W S: 19 T: 42S R: 11W 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, TOGETHER WITH EASEMENT. (DOCUMENT #20250028600)

Parent Accounts 0425028

Owner

Name T & A NELSON RESOURCES LTD

3618 GILLON AVE

DALLAS, TX 75205-3222

Value

Market (2025)

\$0

No taxable value types



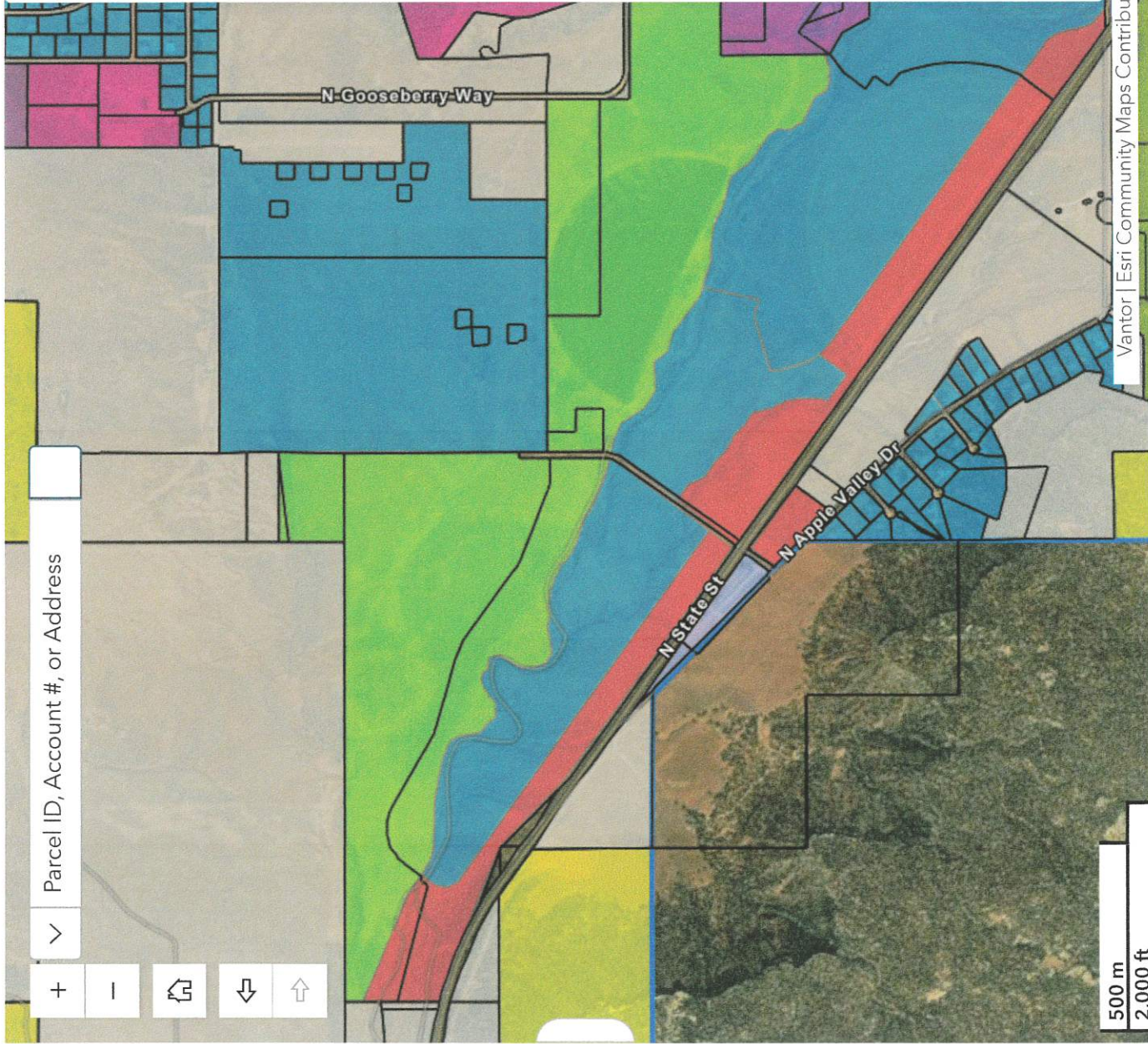
Zoning Districts Viewer

+

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▼

Parcel ID, Account #, or Address



Legend

Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- A-X - A Agriculture
- SF-5 - Single-Family Residential > .5 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- PDO - Planned Development Overlay
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5

500 m
2,000 ft

ZONE CHANGE DESCRIPTION TO RE-5

BEGINNING AT A POINT LOCATED S01°34'11"W ALONG THE NORTH-SOUTH SECTION LINE 427.28 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N53°00'58"W 59.53 FEET; THENCE N53°00'58"W 3517.69 FEET; THENCE NORTHERLY ALONG THE ARC OF A 201.89 FOOT RADIUS CURVE TO THE RIGHT 320.09 FEET (CHORD BEARS: N07°35'43"W 287.61 FEET); THENCE N38°22'41"E 84.38 FEET; THENCE S51°37'19"E 13.00 FEET; THENCE S56°37'46"E 79.45 FEET; THENCE S75°07'42"E 188.16 FEET; THENCE S87°29'05"E 347.52 FEET; THENCE S78°44'25"E 286.98 FEET; THENCE S73°55'11"E 206.47 FEET; THENCE S43°33'50"E 85.08 FEET; THENCE S11°11'46"E 235.79 FEET; THENCE S45°31'36"E 101.59 FEET; THENCE N65°47'13"E 83.67 FEET; THENCE S82°37'08"E 69.25 FEET; THENCE S28°30'43"E 50.62 FEET; THENCE S78°38'21"E 112.03 FEET; THENCE S15°34'59"E 80.48 FEET; THENCE S30°13'29"W 214.74 FEET; THENCE S06°38'13"W 110.03 FEET; THENCE S20°51'34"E 116.18 FEET; THENCE S52°47'02"E 101.47 FEET; THENCE N79°29'11"E 230.12 FEET; THENCE S75°11'00"E 113.68 FEET; THENCE N83°39'51"E 117.08 FEET; THENCE S78°41'52"E 98.88 FEET; THENCE S66°27'43"E 137.50 FEET; THENCE S56°19'41"E 104.86 FEET; THENCE S53°05'21"E 127.29 FEET; THENCE S63°20'15"E 131.75 FEET; THENCE S70°56'06"E 193.54 FEET; THENCE S54°04'35"E 112.94 FEET; THENCE S65°44'22"E 263.34 FEET; THENCE S73°41'58"E 157.83 FEET; THENCE S76°36'19"E 184.12 FEET; THENCE S62°24'25"E 149.64 FEET; THENCE S30°30'32"E 213.44 FEET; THENCE S50°45'40"E 89.51 FEET; THENCE S59°10'31"E 110.98 FEET; THENCE S76°24'50"E 45.71 FEET; THENCE S173°47'26"E 43.66 FEET; THENCE S89°12'41"E 156.11 FEET; THENCE S40°20'01"E 162.32 FEET; THENCE S73°42'57"E 145.99 FEET; THENCE S51°04'07"E 381.44 FEET; THENCE S71°40'00"E 113.94 FEET; THENCE S20°10'32"W 141.19 FEET; THENCE S12°42'34"W 342.88 FEET; THENCE S37°15'11"W 725.54 FEET; THENCE N39°42'17"W 66.94 FEET; THENCE S37°12'32"W 300.01 FEET; THENCE N49°13'29"W 276.67 FEET; THENCE N15°29'28"E 73.23 FEET; THENCE N03°52'10"E 157.24 FEET; THENCE N14°24'30"W 148.77 FEET; THENCE N23°40'11"W 153.54 FEET; THENCE N11°58'01"W 152.66 FEET; THENCE N69°16'55"W 81.39 FEET; THENCE N41°11'42"W 151.39 FEET; THENCE N59°42'24"W 151.69 FEET; THENCE N44°35'31"W 149.73 FEET; THENCE S54°31'55"W 151.51 FEET; THENCE N24°34'21"W 167.73 FEET; THENCE N52°35'39"W 175.37 FEET; THENCE S37°13'50"W 375.34 FEET; TO TO THE POINT OF BEGINNING.

REA: 4512554 SQUARE FEET OR 103.594 ACRES.

ZONE CHANGE DESCRIPTION TO RE-5

BEGINNING AT A POINT LOCATED S01°20'31"W 1552.26 FEET; THENCE N90°00'00"E 1657.40 FEET ALONG THE NORTH-SOUTH SECTION LINE 427.28 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N37°15'11"E 725.54 FEET; THENCE N12°42'34"E 342.88 FEET; THENCE N20°10'32"E 141.19 FEET; THENCE S69°49'28"E 99.83 FEET; THENCE S74°45'13"E 146.32 FEET; THENCE S86°16'40"E 153.57 FEET; THENCE S80°46'47"E 149.27 FEET; THENCE S56°58'52"E 147.27 FEET; THENCE S74°34'26"E 292.24 FEET; THENCE S29°00'06"E 184.10 FEET; THENCE S54°57'26"E 302.35 FEET; THENCE S28°09'04"E 95.49 FEET; THENCE S02°49'27"W 108.29 FEET; THENCE S37°30'28"E 71.40 FEET; THENCE S12°12'29"E 57.67 FEET; THENCE S67°23'39"E 59.44 FEET; THENCE S58°00'44"E 64.70 FEET; THENCE S66°56'41"E 113.63 FEET; THENCE S29°45'43"E 110.55 FEET; THENCE S53°17'09"E 63.70 FEET; THENCE N82°32'41"E 4.57 FEET; THENCE S73°37'16"E 67.53 FEET; THENCE N75°29'54"E 133.83 FEET; THENCE S56°13'22"E 20.90 FEET; THENCE S03°14'53"W 20.76 FEET; THENCE S60°12'54"E 219.25 FEET; THENCE S27°15'40"E 268.82 FEET; THENCE N89°04'32"E 220.17 FEET; THENCE S01°16'43"W 2057.13 FEET; THENCE N88°18'36"W 113.24 FEET; THENCE S79°28'56"E 96.52 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 300.00 FOOT RADIUS NON-TANGENT CURVE TO THE [TURNING] 457.02 FEET (CHORD BEARS: N45°05'49"W 414.09 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 350.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 313.61 FEET (CHORD BEARS: N27°07'27"W 303.23 FEET); THENCE N52°47'37"W 3149.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT 80.73 FEET (CHORD BEARS: N48°10'06"W 0.64 FEET); TO TO THE POINT OF BEGINNING.

REA: 4778198 SQUARE FEET OR 109.692 ACRES.

Deed in Lieu of Foreclosure Page 1 of 5
 Gary Christensen Washington County Recorder
 06/10/2026 08:12:56 AM Fee \$45.00 By RAY
 QUINNEY & NEBEKER, P.C.

WHEN RECORDED MAIL TO:

RAY QUINNEY & NEBEKER
 c/o Michael R. Johnson
 36 South State Street, Suite 1400
 Salt Lake City, Utah 84111

SEND TAX STATEMENTS TO:

David J. Reber
 JORDAN MONK REBER, PC
 7300 Dallas Parkway, Suite 2050
 Dallas, Texas 75248

Tax/Parcel ID No. AV-1313-D-1-A

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

DEED IN LIEU OF FORECLOSURE

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which the undersigned Grantor hereby acknowledges, STANDARD DEVELOPMENT, LLC, a Utah limited liability company (hereinafter referred to as "Grantor"), hereby GRANTS AND QUIT CLAIMS to T & A NELSON RESOURCES, LTD., a Texas limited partnership, DAVID J. REBER, an individual, and 3CCK HOLDINGS, LP, a Texas limited partnership (hereinafter referred to collectively as "Grantee"), that certain real property located in the County of Washington, State of Utah, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all water rights, buildings, structures, facilities and other improvements on and under said real property and all easements, rights-of-way, licenses, privileges and other rights appurtenant to said real property or to any part thereof (all of which are hereinafter collectively referred to as the "Subject Property").

AS A MATERIAL INDUCEMENT TO GRANTEE TO ACCEPT THIS DEED, GRANTOR DECLARES, REPRESENTS AND ACKNOWLEDGES AS FOLLOWS:

1. This Deed is an absolute conveyance of the Subject Property to Grantee, and is not intended as a mortgage, trust conveyance, or security of any kind. Grantor intends by this Deed to convey to Grantee all of Grantor's right, title, and interest absolutely in and to the Subject Property, and Grantor shall have no possession or control of the Subject Property as of the effective date of this Deed.

3. Title to the Subject Property is encumbered by (a) the lien of that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "First Deed of Trust"), dated January 23, 2023, and recorded on January 24, 2023, as DOC ID 20230002014 in the official records of the Washington County, Utah Recorder, and (b) the lien of that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Second Trust Deed" and, together with the First Trust Deed, the "Trust Deeds"), dated August 21, 2023, and recorded on August 24, 2023, as DOC ID 20230025680 in the official records of the Washington County, Utah Recorder. The consideration for this conveyance includes, among other things, the Grantee's acceptance of title to the Subject Property conveyed by this Deed subject to the liens of the Trust Deeds, and the lien, if any, for accrued and unpaid real property taxes.

4. The Trust Deeds were granted by Holm House LLC, a Utah limited liability, while Holm House LLC was vested with title to the Subject Property.

5. In delivering this Deed, Grantor has acted freely and voluntarily, without any misapprehension as to the effect of this Deed and free from any coercion or duress.

6. Grantor and Grantee desire and intend that the liens of the Trust Deeds shall be and remain valid and subsisting liens on the Subject Property on and after the recordation and delivery of this Deed, and such liens shall not merge with or into Grantee's title to the Subject Property, or otherwise be impaired to any degree whatsoever, by reason of the recordation or delivery of this Deed, notwithstanding the fact that Grantee is or may become the holder of the beneficial interest under the Trust Deed. Grantee reserves the right, however, when and if Grantee so elects after the recordation and delivery of this Deed, to cause the liens of the Trust Deeds to be extinguished by foreclosure or re-conveyance, or otherwise.

7. Grantor has made the foregoing declarations, representations and acknowledgments for the protection and benefit of Grantee, Grantee's successors and assigns, and all other parties that may hereafter acquire any ownership, lien, or other interest of any nature in the Subject Property or any portion thereof, and also for the protection and benefit of any title insurer that may hereafter in any manner insure the condition of title to the Subject Property.

DATED: May 19, 2026.

STANDARD DEVELOPMENT, LLC, a Utah
limited liability company


By: Travis Holm
Its: Manager

NOTARY PUBLIC

STATE OF UTAH)
COUNTY OF Salt Lake) ss:

I, the undersigned, a notary public in and for said county in said state, hereby certify that Travis Holm whose name is signed to the foregoing instrument, and who is either known to me or whose identity was proven to me through satisfactory evidence, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date, for and on behalf of STANDARD DEVELOPMENT, LLC, a Utah limited liability company, and that he was authorized to execute the same for and on behalf of the said limited liability company.

Given under my hand and official seal this 19th day of May, 2026.

[NOTARIAL SEAL]

Annette Sanchez
Notary Public

My commission expires: March 11, 2030

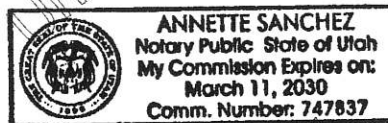


EXHIBIT A

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. $0^{\circ}04'55''$ 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. $54^{\circ}10'15''$ W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. $54^{\circ}09'33''$ W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. $54^{\circ}10'49''$ W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. $45^{\circ}00'21''$ W. 873.58 FEET TO A FOUND REBAR, THENCE N. $70^{\circ}39'33''$ 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. $67^{\circ}02'27''$ W. 907.45 FEET) TO THE WEST LINE OF THE NE $1/4$ SW $1/4$ OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. $0^{\circ}02'22''$ W. ALONG THE $1/16$ LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE $1/4$ SW $1/4$, THENCE S. $89^{\circ}59'21''$ 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. $0^{\circ}01'23''$ W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. $82^{\circ}38'25''$ E. 771.67 FEET TO A FOUND REBAR, THENCE S. $0^{\circ}07'25''$ E. 2804.18 FEET TO A FOUND $1/2''$ GALVANIZED PIPE, THENCE N. $89^{\circ}52'51''$ E. 370.34 FEET TO A FOUND REBAR, THENCE N. $0^{\circ}02'39''$ W. 247.22 FEET TO A FOUND REBAR, THENCE N. $89^{\circ}59'16''$ W. 197.73 FEET TO A FOUND REBAR, THENCE N. $0^{\circ}06'40''$ W. 248.04 FEET, THENCE S. $89^{\circ}58'49''$ E. 998.19 FEET, THENCE S. $0^{\circ}05'58''$ E. 466.69 FEET, THENCE S. $89^{\circ}58'49''$ E. 1866.76 FEET, THENCE S. $0^{\circ}08'17''$ E. 255.62 FEET TO A FOUND REBAR, THENCE S. $89^{\circ}59'43''$ 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. $67^{\circ}25'19''$ E. 134.35 FEET). THENCE S. $44^{\circ}50'54''$ 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. $39^{\circ}37'37''$ E. 74.62 FEET) TO THE NORTH LINE OF SAID SECTION 30. THENCE N. $89^{\circ}59'57''$ 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 NE $1/4$ OF SAID SECTION 30, THENCE S. $0^{\circ}07'44''$ E. ALONG THE $1/16$ LINE AND SUBDIVISION BOUNDARY 604.07 FEET TO A FOUND REBAR, THENCE S. $89^{\circ}51'24''$ W. 541.18 FEET TO A FOUND REBAR. THENCE S. $0^{\circ}08'20''$ E. 951.93 FEET TO A FOUND REBAR, THENCE S. $61^{\circ}36'17''$ E. 219.25 FEET, THENCE S. $28^{\circ}39'03''$ E. 268.82 FEET, THENCE N. $87^{\circ}41'09''$ E. 220.17 FEET TO THE WEST LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED AND $1/16$ LINE, THENCE S. $0^{\circ}07'44''$ E. ALONG THE $1/16$ LINE 751.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NE $1/4$ OF SAID SECTION 30, THENCE S. $0^{\circ}06'03''$ 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. $89^{\circ}45'20''$ W. 4.46 FEET), THENCE N. $89^{\circ}41'59''$ 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. $0^{\circ}10'48''$ 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. $54^{\circ}09'33''$ 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. $35^{\circ}50'27''$ E., THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A

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 N. $0^{\circ}06'40''$ W. 707.83 FEET, THENCE S. $89^{\circ}58'49''$ E. 50.00 FEET, THENCE S. $0^{\circ}06'40''$ 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 $35^{\circ}57'07''$, THENCE S. $35^{\circ}50'27''$ 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 $90^{\circ}00'00''$ TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE N. $54^{\circ}09'33''$ 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 N $00^{\circ}03'32''$ W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N $54^{\circ}08'51''$ W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N $54^{\circ}08'09''$ W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N $54^{\circ}09'25''$ W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N $35^{\circ}50'32''$ E 379.99 FEET; THENCE N $17^{\circ}32'51''$ E 185.12 FEET; THENCE N $10^{\circ}52'32''$ E 150.23 FEET; THENCE N $05^{\circ}11'57''$ E 135.13 FEET; THENCE N $00^{\circ}35'25''$ W 155.91 FEET; THENCE N $06^{\circ}00'48''$ W 116.71 FEET; THENCE N $09^{\circ}50'44''$ W 62.70 FEET; THENCE N $13^{\circ}11'57''$ W 125.80 FEET; THENCE N $18^{\circ}17'16''$ W 123.41 FEET; THENCE N $48^{\circ}43'46''$ W 148.67 FEET; THENCE N $35^{\circ}50'23''$ E 150.00 FEET; THENCE N $54^{\circ}09'37''$ W 137.02 FEET; THENCE N $35^{\circ}50'23''$ E 226.65 FEET; THENCE N $52^{\circ}01'03''$ E 201.07 FEET; THENCE S $61^{\circ}34'53''$ E 219.25 FEET; THENCE S $28^{\circ}37'39''$ E 268.82 FEET; THENCE N $87^{\circ}42'33''$ E 220.17 FEET; THENCE S $00^{\circ}05'16''$ E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 255.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS S $89^{\circ}46'44''$ W 4.46 FEET), CENTER POINT LIES N $00^{\circ}45'54''$ W THROUGH A CENTRAL ANGLE OF $01^{\circ}05'15''$ A DISTANCE OF 4.46 FEET; THENCE N $89^{\circ}46'35''$ W 321.29 FEET TO THE POINT OF BEGINNING.

Tax ID: AV-1313-D-I-A

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
 08/21/2025 10:09:33 AM Fee \$40.00 By 3 SAGE
 CATTLE COMPANY LLC

When recorded mail Tax Notice to:
 WHEN RECORDED MAIL DEED TO:

T & A Nelson Resources, Ltd
 3618 Gillion
 Dallas, Texas 752025

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

WARRANTY DEED

3 Sage Cattle Company LLC, a Utah limited liability company, who took title as 3 Sage Cattle Company LLC, grantor(s), 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 thereto belonging, and being SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 21st day of August, 2025

**3 Sage Cattle Company LLC, a Utah
 limited liability company**


 Landon Holm, Manager

STATE OF UTAH)

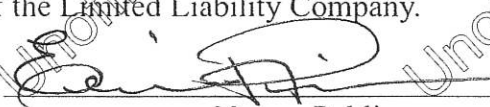
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County of Washington)

On the 21st day of August, 2025, personally appeared before me **Landon Holm**, who being by me duly sworn, says that he is the Manager of **3 Sage Cattle Company LLC, a Utah limited liability company** 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.



ELWIN F PRINCE
 Notary Public
 State Of Utah
 My Commission Expires 05/19/2027
 COMMISSION NO. 730751


 Notary Public

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)

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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.