

Return to:  
Wolfbone Properties, LLC  
509 Pecan Street, Ste 200  
Fort Worth, TX 76102

Parcel No. 00-0020-8062, 00-0020-8057, and 00-0020-8068

---

### NOTICE OF LEASE TERMINATION

This NOTICE OF LEASE TERMINATION is given and executed by Wolfbone Properties, LLC, a Texas limited liability company (“Lessor”) and Jason and Molly Hoisager, husband and wife, and Molly Hoisager, dealing in her Sole and Separate Property (“Lessees”). Lessor and Lessees hereby declare and give notice as follows:

A. Lessees leased certain real property located in Wasatch County as described in Exhibit A hereto (the “Property”) from Lessor under that certain Surface Lease Agreement dated effective January 1, 2022, as it may have been amended, (the “Lease”) recorded August 31, 2022 as Entry No. 524273 in the official records of the Wasatch County Recorder, State of Utah.

B. The Lease has been fully terminated, and Lessees have no remaining rights or interests in the Property arising from the Lease. Accordingly, Lessees hereby fully waive, terminate, and relinquish all rights and interests in the Property arising under the Lease, including, but not limited to Lessees’ right to purchase the Property as described more fully in the Lease.

Dated this 21 day of July 2025.

*[Signatures appear on the following pages]*

**Wolfbone Properties, LLC**  
**A Texas limited liability company**

*Jason Hoisager*

Signed with **Stavvy**

Jason Hoisager  
Manager

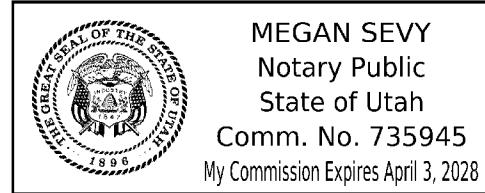
STATE OF Utah  
COUNTY OF Davis

On July 21, 2025, before me, a notary public, personally appeared Jason Hoisager proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same as president on behalf of Wolfbone Properties, LLC, a Texas limited liability company.

*Megan Sevy*

Signed with **Stavvy**

Notary Public



Notarized remotely via audio/video communication using Stavvy

*Jason Hoisager*  
Signed with **Stavvy**

Jason Hoisager

STATE OF Utah  
COUNTY OF Davis

On July 21, 2025, before me, a notary public, personally appeared Jason Hoisager proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same.

*Megan Sevy*  
Signed with **Stavvy**

Notary Public



MEGAN SEVY

Notary Public

State of Utah

Comm. No. 735945

My Commission Expires April 3, 2028

Notarized remotely via audio/video communication using Stavvy

*Molly Hoisager*

Signed with **Stavvy**

Molly Hoisager

STATE OF Utah  
COUNTY OF Davis

On July 21, 2025, before me, a notary public, personally appeared Molly Hoisager proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that she executed the same.

*Megan Sevy*

Signed with **Stavvy**

Notary Public



Notarized remotely via audio/video communication using Stavvy

*Molly Hoisager*

Signed with **Stavvy**

Molly Hoisager,  
dealing in her Sole and Separate Property

STATE OF Utah  
COUNTY OF Davis

On July 21, 2025, before me, a notary public, personally appeared Molly Hoisager, dealing in her Sole and Separate Property, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that she executed the same.

*Megan Sevy*

Signed with **Stavvy**

Notary Public



Notarized remotely via audio/video communication using Stavvy

**Exhibit A**  
**(Legal Description)**

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH  $89^{\circ}38'45''$  WEST ALONG THE SECTION LINE, 3250.50 FEET; THENCE NORTH  $0^{\circ}56'11''$  EAST 4062.81 FEET TO AN EXISTING FENCE LINE; THENCE NORTH  $0^{\circ}01'56''$  WEST ALONG SAID FENCE LINE 1505.25 FEET, MORE OR LESS, TO THE INTERSECTION OF AN EAST-WEST FENCE LINE; THENCE ALONG SAID EAST-WEST FENCE, THE FOLLOWING 7 CALLS: NORTH  $77^{\circ}19'07''$  EAST 441.40 FEET; THENCE NORTH  $75^{\circ}38'57''$  EAST 86.08 FEET; THENCE NORTH  $72^{\circ}58'15''$  EAST 160.62 FEET; THENCE NORTH  $71^{\circ}06'42''$  EAST 207.32 FEET; THENCE NORTH  $66^{\circ}40'20''$  EAST 135.78 FEET; THENCE NORTH  $63^{\circ}31'35''$  EAST 116.03 FEET; THENCE NORTH  $61^{\circ}43'40''$  EAST 71.60 FEET TO THE END OF SAID FENCE LINE; THENCE NORTH  $60^{\circ}36'52''$  EAST 84.04 FEET, MORE OR LESS, TO THE CENTER LINE OF CENTER CREEK; THENCE ALONG A MEANDER LINE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID CENTER CREEK TO THE INTERSECTION OF THE EAST SECTION LINE OF SECTION 31; THENCE SOUTHERLY, ALONG AN EXISTING FENCE LINE 3962.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO THE FOLLOWING:

BEGINNING AT A POINT 21 CHAINS WEST OF THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE MERIDIAN (SLM); THENCE NORTH  $35^{\circ}$  WEST 1.96 CHAINS; THENCE NORTH  $29^{\circ}45'$  WEST 3.8 CHAINS; THENCE NORTH  $47^{\circ}15'$  WEST 3.04 CHAINS; THENCE NORTH  $24^{\circ}$  WEST TO A POINT NORTH  $71^{\circ}24'$  EAST OF A POINT 1,585 FEET WEST AND NORTH  $37^{\circ}$  WEST 400.6 FEET AND NORTH  $26^{\circ}51'$  WEST 253.8 FEET FROM SOUTHEAST CORNER OF SECTION 30, THENCE SOUTH  $71^{\circ}24'$  WEST TO SAID POINT; THENCE SOUTH  $26^{\circ}51'$  EAST 253.8 FEET; THENCE SOUTH  $37^{\circ}$  EAST 400.6 FEET TO SECTION LINE; THENCE EAST 199 FEET TO THE POINT OF BEGINNING.

ALSO THAT PORTION OF LAND LYING SOUTH AND WEST OF THE HEREINAFTER DESCRIBED SURVEY LINE, AND LESS AND EXCEPTING THAT PORTION OF LAND LYING NORTH AND EAST OF THE HEREINAFTER DESCRIBED SURVEY LINE, AS CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED MARCH 8, 2018 AS ENTRY NO. 449084 IN BOOK 1217 AT PAGE 106 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE OF CENTER CREEK ROAD, SAID POINT BEING NORTH 752.54 FEET AND EAST 3559.83 FEET FROM THE 1998 WASATCH COUNTY BRASS CAP MONUMENT FOR THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (THE 1998 WASATCH BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH  $01^{\circ}19'21''$  WEST 2685.24 FEET FROM SAID NORTHWEST CORNER) IN CONFORMANCE WITH THE UTAH STATE COORDINATE SYSTEM CENTRAL ZONE BEARINGS, NAD 83); AND RUNNING THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING 50 COURSES: (1) SOUTH  $17^{\circ}27'36''$  EAST 85.64 FEET; (2) SOUTH  $23^{\circ}10'54''$  EAST 62.40 FEET; (3) SOUTH  $34^{\circ}54'05''$  EAST 90.72 FEET; (4) SOUTH  $39^{\circ}34'07''$  EAST 23.70 FEET; (5) SOUTH  $28^{\circ}51'37''$  EAST 29.78 FEET; (6)

SOUTH 19°01'00" EAST 35.48 FEET; (7) SOUTH 22°16'34" EAST 113.50 FEET; (8) SOUTH 22°16'21" EAST 42.07 FEET; (9) SOUTH 43°43'40" EAST 113.71 FEET; (10) SOUTH 45°46'42" EAST 117.43 FEET; (11) SOUTH 41°53'32" EAST 77.79 FEET; (12) SOUTH 33°44'33" EAST 38.66 FEET; (13) SOUTH 25°25'24" EAST 41.48 FEET (14) SOUTH 13°03'26" EAST 73.84 FEET; (15) SOUTH 00°33'46" WEST 62.85 FEET; (16) SOUTH 12°45'39" EAST 50.98 FEET; (17) SOUTH 33°00'43" EAST 47.51 FEET; (18) SOUTH 21°32'51" EAST 20.52 FEET; (19) SOUTH 18°30'48" EAST 135.73 FEET; (20) SOUTH 48°06'58" EAST 102.65 FEET ALONG THE REMNANTS OF AN OLD FENCE; (21) SOUTH 24°56'18" EAST 54.69 FEET ALONG THE REMNANTS OF AN OLD FENCE; (22) SOUTH 30°47'33" EAST 16.95 FEET; (23) SOUTH 31°14'18" EAST 24.77 FEET; (24) SOUTH 53°29'29" EAST 36.32 FEET; (25) SOUTH 20°31'45" EAST 17.19 FEET; (26) SOUTH 06°05'33" EAST 31.20 FEET; (27) SOUTH 33°59'08" EAST 28.06 FEET; (28) SOUTH 24°48'11" EAST 24.31 FEET; (29) SOUTH 21°58'38" EAST 26.55 FEET; (30) SOUTH 36°51'12" EAST 90.63 FEET; (31) SOUTH 38°16'54" EAST 52.91 FEET; (32) SOUTH 37°13'11" EAST 38.22 FEET; (33) SOUTH 48°45'32" EAST 69.15 FEET; (34) SOUTH 51°46'46" EAST 39.56 FEET; (35) SOUTH 51°12'48" EAST 48.39 FEET; (36) SOUTH 57°46'42" EAST 74.08 FEET; (37) SOUTH 51°24'20" EAST 70.53 FEET; (38) SOUTH 54°11'17" EAST 54.11 FEET; (39) SOUTH 53°29'23" EAST 59.92 FEET; (40) SOUTH 60°16'12" EAST 103.36 FEET; (41) SOUTH 63°33'50" EAST 62.38 FEET; (42) SOUTH 63°38'20" EAST 36.49 FEET; (43) SOUTH 53°51'34" EAST 32.88 FEET; (44) SOUTH 44°47'50" EAST 199.26 FEET; (45) SOUTH 39°20'42" EAST 54.70 FEET; (46) NORTH 81°11'39" EAST 88.58 FEET; (47) NORTH 85°51'03" EAST 96.32 FEET; (48) NORTH 84°26'52" EAST 43.00 FEET; (49) SOUTH 57°23'21" EAST 87.93 FEET; (50) SOUTH 54°49'15" WEST 98.79 FEET; THENCE SOUTH 00°46'45" WEST 3922.05 FEET AND TERMINATING AT THE SOUTHEAST CORNER OF SECTION 31, AS SHOWN ON RECORD OF SURVEY FILE NO. 0002960, RECORDED IN THE SURVEYOR'S OFFICE, WASATCH COUNTY, UTAH.

PARCEL 1A:

A RIGHT-OF-WAY EASEMENT 60 FEET IN WIDTH, AS ESTABLISHED BY THAT DECLARATION OF AND RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 8, 2018 AS ENTRY NO. 449085 IN BOOK 1217 AT PAGE 114 OF OFFICIAL RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, TO WIT:

BEGINNING NORTH 472.40 FEET AND EAST 3666.18 FEET FROM THE 1998 WASATCH COUNTY BRASS CAP MONUMENT FOR THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (THE 1998 WASATCH BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 01°19'21" WEST 2685.24 FEET FROM SAID NORTHWEST CORNER IN CONFORMANCE WITH THE UTAH STATE COORDINATE SYSTEM CENTRAL ZONE BEARINGS, NAD 83); AND RUNNING THENCE NORTH 25°08'46" WEST 218.47 FEET; THENCE NORTH 09°19'02" WEST 83.35 FEET, MORE OR LESS, TO THE CENTERLINE OF CENTER CREEK ROAD; THENCE ALONG THE CENTERLINE OF CENTER CREEK ROAD, THE FOLLOWING TWO COURSES: (1) SOUTH 45°53'25" EAST 50.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT (NORTHEAST) AND HAVING A RADIUS OF 75.60 FEET; (2) THENCE ALONG SAID CURVE 38.87 FEET AND THROUGH A CENTRAL ANGLE OF 29°27'17" (CHORD BEARING AND DISTANCE BEING SOUTH 60°37'02" EAST 38.44 FEET); THENCE SOUTH 09°19'02" EAST 10.54 FEET; THENCE SOUTH 25°08'46" EAST 210.13 FEET; THENCE SOUTH 64°51'14" WEST 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH IS 3.27 CHAINS NORTH FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH  $73^{\circ}00'00''$  WEST TO THE SOUTH BOUNDARY OF SAID SECTION 30; THENCE WEST TO THE SOUTH QUARTER CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH TO CENTER OF LAKE CREEK ROAD; THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID ROAD TO A POINT NORTH  $73^{\circ}00'00''$  EAST FROM THE POINT OF BEGINNING; THENCE SOUTH  $73^{\circ}00'00''$  WEST TO THE PLACE OF BEGINNING.