

QUIT-CLAIM DEED

CRYSTAL RANCH, LC, A UTAH LIMITED LIABILITY COMPANY,
of Murray, County of Salt Lake, State of Utah,
GRANTOR(S)
hereby QUIT CLAIM(S) to

CRYSTAL RANCH, LC, A UTAH LIMITED LIABILITY COMPANY,
GRANTEE(S)

of 428 W 4800 S STE 1C, Murray, UT 84123, for the sum of ---TEN--- Dollars and other good and valuable consideration, the following described tract of land in DUCESNE County, State of Utah:

See attached Exhibit "A"

TOGETHER with all improvements and appurtenances thereunto belonging.
SUBJECT to all existing easements and rights-of-way.
EXCEPTING therefrom all oil, gas, and mineral rights.

Witness the hands of said grantor(s) this 14 of March, 2025.

CRYSTAL RANCH, LC,
a Utah limited liability company

BY: David J. Ludlow
David J. Ludlow, Managing Member

STATE OF UTAH)
COUNTY OF Salt Lake) SS

On the 14th day of March, 2025, personally appeared before me, **David J. Ludlow, as Managing Member of Crystal Ranch, LC, a Utah limited liability company**, the signer of the within instrument who duly acknowledged to me that he executed the same



Scott Rasmussen
Notary Public

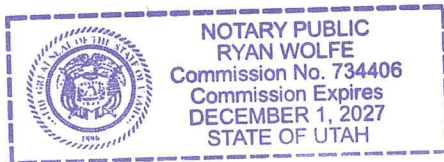
CRYSTAL RANCH, LC,
a Utah limited liability company

BY: Mark Kevin Ludlow
● Mark Kevin Ludlow, Managing Member

STATE OF UTAH)
COUNTY OF Salt Lake) SS

On the 31st day of March, 2025, personally appeared before me, **Mark Kevin Ludlow, as Managing Member of Crystal Ranch, LC, a Utah limited liability company**, the signer of the within instrument who duly acknowledged to me that he executed the same

[Signature]
Notary Public



REMAINDER

Beginning at the Center 1/4 Corner of Section 28, Township 2 North, Range 4 West, Uintah Special Base and Meridian;
 Thence North 00°02'55" East 147.36 feet along the Center Section line to the centerline of a County Road;
 Thence along said Centerline the following 5 courses;

North 52°50'33" East 80.46 feet;

North 60°21'35" East 148.89 feet;

North 63°50'36" East 536.31 feet;

North 62°56'56" East 149.75 feet;

Thence along a curve to the right with an arc length of 250.78', and a radius of 289.00', having a chord of

North 87°48'30" East 242.99 feet;

South 67°19'56" East 288.82 feet to the East line of the S1/2 of the SW1/4 of the NE1/4 of said Section 28;

Thence South 00°01'55" West 35.67 feet along said East line of said S1/2;

Thence North 67°19'56" West 54.17 feet parallel with said county road centerline;

Thence South 00°01'55" West 499.11 feet parallel with the East line of said S1/2;

Thence North 89°37'59" East 409.41 feet parallel with the North line of the SE1/4 of said section;

Thence South 00°00'00" East 627.00 feet;

Thence North 89°38'40" East 541.59 feet;

Thence North 00°00'00" East 280.13 feet;

Thence North 14°47'45" East 411.29 feet to said North line of said SE1/4;

Thence North 89°37'59" East 115.53 feet along said North line of said SE1/4;

Thence South 16°40'15" West 442.60 feet;

Thence South 11°08'44" East 821.10 feet;

Thence South 89°57'07" East 165.00 feet to the East line of said SE1/4;

Thence South 00°02'17" East 1068.69 feet to the Northeast Corner of the S1/2 of the SE1/4 of the SE1/4 of the SE1/4 of said section;

Thence South 00°01'29" East 328.57 feet to the Southeast Corner of said section;

Thence South 89°34'45" West 2638.72 feet to the South 1/4 Corner of said section;

Thence North 00°02'56" East 2630.69 feet to the POINT OF BEGINNING, containing 155.527 acres.

TOGETHER WITH AN INGRESS/EGRESS, UTILITY, AND IRRIGATION DITCH EASEMENT described as follows;

Commencing at said Northeast Corner of the S1/2 of the SW1/4 of the NE1/4 of said Section 28;

Thence South 00°01'55" West 233.67 feet along the East line of said aliquot part to the TRUE POINT OF BEGINNING;

Thence South 00°01'55" West 427.91 feet along said East line to the Southeast Corner of said aliquot part;

Thence North 89°37'59" East 515.00 feet along the North line of the SE1/4;

Thence South 00°22'01" East 50.00 feet;

Thence South 71°53'25" West 164.07 feet;

Thence North 00°00'00" West 50.00 feet;

Thence South 89°37'59" West 409.41 feet parallel with said North line;

Thence North 00°01'55" East 499.11 feet parallel with said East line to the South line of the County Road right-of-way;

Thence South 67°19'56" East 54.17 feet along said right-of-way to the TRUE POINT OF BEGINNING, containing 1.242 acres.

County Surveyor File No. 5836