

Mail Tax Notice to:  
Rollins Land & Livestock LLC  
1169 N 625 W  
Cedar City UT 84721

00834010 B: 1717 P: 1924  
B: 1717 P: 1924 Fee \$40.00  
Carri R. Jeffries, Iron County Recorder - Page 1 of 4  
06/09/2025 09:41:45 AM By: CEDAR LAND TITLE, INC.

**DEED IN LIEU OF FORECLOSURE**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which the undersigned Trustor hereby acknowledges, as trustor under that certain Trust Deed, dated April 25, 2024, by E3UTSPV1 LLC, a Utah limited liability company, as trustor (hereinafter referred to as "Grantor"), to Rollins Land & Livestock, LLC, a Utah limited liability company, as beneficiary (the "Deed of Trust"), securing that certain Secured Promissory Note of the same date (the "Promissory Note"), given by Grantor to LeRoy Junior Rollins, Trustee of LeRoy Junior Rollins Living Trust, dated October 14, 2021 (hereinafter referred to as "Grantee"), and recorded May 1, 2024, as Document No. 00817936, hereby GRANTS AND QUIT CLAIMS to Grantee, that certain real property located in Iron County, Utah, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all 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.

2. Title to the Subject Property is encumbered by the lien of the Deed of Trust. Grantor and Grantee desire and intend that the lien of the Deed of Trust shall be extinguished and the debt secured by such Deed of Trust and represented by the Promissory Note shall be fully extinguished and satisfied and neither party shall have any further obligation to the other associated with such Promissory Note and Deed of Trust. The consideration for this conveyance includes, among other things, the Grantee's acceptance of title to the Subject Property as full satisfaction of the debt represented by the Promissory Note.

3. 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.

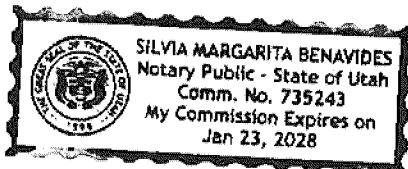
4. Grantee, as beneficiary under the Deed of Trust, hereby extinguishes the lien of the Deed of Trust and the debt secured by such Deed of Trust and represented by the Promissory Note and confirms and represents that all obligations thereunder are hereby satisfied and neither party shall have any further obligation to the other associated with such Promissory Note and Deed of Trust.

DATED: May 5, 2025.

**FOR ACCOMMODATION  
ONLY**

**Not Examined**

E3UTSPV LLC, a Utah limited liability company



By: E3 Platforms, Inc., member

By: J. Spencer Viernes  
Printed: J. Spencer Viernes  
Its: CEO

On this 29 day of May, 2025, personally appeared J. SPENCER VIERNES, duly authorized representative of E3 Platforms, Inc., member of E3UTSPV LLC, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument s the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Given under my hand and official seal this 29 day of May, 2025.

*Silvia Salazar*  
Notary Public  
State of Utah

00834010 B: 1717 P: 1925

Rollins Land & Livestock, LLC , a Utah limited  
liability company

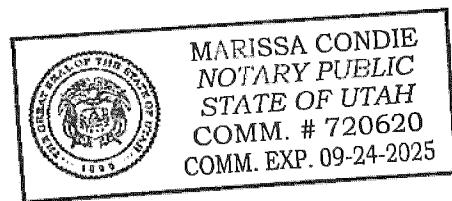
Leroy Jr Rollins  
By: Leroy Junior Rollins

STATE OF UTAH )  
 )  
COUNTY OF Iron )ss:  
 )

On this 5 day of June, 2025, personally appeared Leroy Junior Rollins, duly authorized  
representative of Rollins Land & Livestock, LLC, to me personally known, who, being by me duly  
sworn or affirmed, did say that such person executed the foregoing instrument s the free act and  
deed of such person, and if applicable in the capacity shown, having been duly authorized to  
execute such instrument in such capacity.

Given under my hand and official seal this 5 day of June, 2025.

MCMolie  
Notary Public  
State of Utah



00834010 B: 1717 P: 1926

**EXHIBIT A**

**LEGAL DESCRIPTION**

BEG AT NW COR SEC 2,T34S,R12W, SLM; SD PT A FOUND GLO BC; S89\*45'32"E 70.20 FT TO SW COR SEC 35, SD PT FOUND GLO BC; S89\*45'32"E 5222.83 FT TO NE COR SD SEC 2, SD PT FOUND GLO BC; S00\*03'26"E 2620.18 FT TO E1/4 COR SD SEC 2, SD PT FOUND GLO BC; S00\*05'43"W 2644.62 FT TO SE COR SD SEC 2, SD PT FOUND GLO BC; N89\*08'18"W 2634.54 FT TO S1/4 COR SD SEC 2, SD PT FOUND GLO BC; N89\*47'23"W 2655.55 FT TO SW COR SD SEC 2, SD PT FOUND GLO BC; N00\*02'03"E 2656.63 FT TO W1/4 COR SD SEC 2, SD PT FOUND GLO BC; N00\*04'01"W 2581.07 FT TO POB; ALSO FOLLOW PART LYING W/IN SEC 10,T34S,R12W, SLM; BEG AT NE COR SEC 10,T34S,R12W, SLM; S00\*02'19"W ALG E SEC N SD SEC 1587.11 FT SD PT BE CNTRLN LUND HWY; DEPART SD E LN N31\*34'56"W ALG SD CNTRLN 1864.32 FT TO PT ON N SEC LN SD SEC; DEPART SD CNTRLN S89\*56'12"E ALG SD N LN 977.46 FT TO POB. (LOC SEC 2 & 10,T34S,R12W, SLM)

Tax Parcel No E-0059-0001-0000; Account 0492760

All of Trustor's Right, Title, and interest in Water Users Claim No. 73-1362 and 73-81.