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*Attorneys for Court-Appointed Receiver R. Wayne Klein*

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**UNITED STATES DISTRICT COURT FOR THE DISTRICT OF UTAH  
CENTRAL DIVISION**

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UNITED STATES OF AMERICA,

Plaintiff,

v.

RAPOWER-3, LLC; INTERNATIONAL  
AUTOMATED SYSTEMS, INC.; LTBI,  
LLC; R. GREGORY SHEPARD; NELDON  
JOHNSON; and ROGER FREEBORN,

Defendants.

**DECLARATION OF THE RECEIVER,  
R. WAYNE KLEIN, REGARDING  
AUTHENTICATION OF EXHIBITS**

Civil No. 2:15-cv-00828-DN

District Judge David Nuffer

I, R. Wayne Klein, declare as follows:

1. I am the Court-Appointed Receiver ("Receiver") in the above captioned matter. I make this declaration based upon my personal knowledge and the contents of records I maintain in the ordinary course of business, which I believe to be true. I have personal knowledge of the statements and matters set forth herein and, if called to testify, would testify as follows:

2. On August 30, 2019, I caused the *Motion/or Order Directing Turnover and Transfer of Real Properties Titled in the Name of Glenda Johnson and Funds in Accounts Controlled by Glenda Johnson* (“Motion”) to be filed in the above captioned matter.

3. Attached to the Motion were various documents including settlement statements from the sale of real property and check registers.

4. IAS delivered settlement statements to me, as the Receiver, on May 17, 2019. The settlement statements were included in a box labeled “Glenda E. Johnson’s Property’s [sic].” I provided a receipt to LaGrand and Randale Johnson acknowledging receipt of this box, along with the other documents. A true and correct copy of the receipt I provided to IAS is attached hereto as Exhibit A.

5. Each of the settlement statements attached as exhibits appear to have been signed by Glenda Johnson.

6. Exhibit 1-9, Exhibit 2-6, Exhibit 3-2, Exhibit 4-6, Exhibit 5-3, Exhibit 6-5, Exhibit 7-3, Exhibit 8-5, and Exhibit 9-5 to the Motion are true and correct copies of the settlement statements provided by IAS.

7. Each of the nine settlement statements was also accompanied by a cover sheet appearing to be on Glenda Johnson’s letterhead. These cover sheets, along with the settlement statements that were previously provided, are attached hereto as Exhibits B-J.

8. Glenda Johnson delivered eight check registers to me, as the Receiver, on May 2, 2019 at the deposition of Neldon Johnson. The transcript excerpt from the deposition where I noted that Glenda Johnson had delivered eight check registers to me is attached hereto as Exhibit K.

9. Exhibit 1-7, Exhibit 2-5, and Exhibit 4-5 are true and correct copies of pages from the check registers produced by Glenda Johnson.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

DATED this 16<sup>th</sup> day of March, 2020, at Salt Lake City.

A handwritten signature in blue ink that reads "R. Wayne Klein". The signature is written in a cursive style with a horizontal line underneath the name.

R. Wayne Klein, court-appointed Receiver

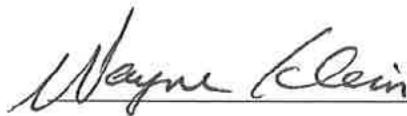
# **EXHIBIT A**

**RECEIPT**

On May 17, 2019, the following were delivered to the Receiver:

1. Flash drive (in bag indicating it contains IAS files)
2. Boxes with labels saying:
  - a. IAS Drawings/Miller MIGmatic, Marklift, Catabiller
  - b. Cobblestone Centre Payroll 2014, 2015, 2016, 2017
  - c. FANUC Manuals, 15 MA Oplman, Lath, 5 Axis Mill
  - d. IAS Solar Collectors #1 & 2; Multiscale, U-Check, Fpinroll, Verify
  - e. Old Stock, Neldon, Glenda
  - f. Cobblestone Centre Payroll 2018, 2019, 1099's RaPower
  - g. No label: (Inside files: Cobblestone Center, WCF, Quarterly tax reports)
  - h. Before 2007 June AH Invoices
  - i. No label: (9 binders)
  - j. No label (10 binders)
  - k. Glenda E. Johnson's Property's
  - l. No label: (IAS binders)
  - m. 6/2009 – 7/20/10 Invoices
  - n. Multiscale #4-15 (binders)
3. Plastic Container (binders)

Acknowledged:

  
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# **EXHIBIT B**

Glenda E. Johnson  
2730 W. 4000 S  
Oasis, UT 84624

This information is for vacant land in Millard County – Delta UT. It was purchased from: Deseret Trust Company, Successor Trustee of the Wayne and Zoe Phelps Charitable Remainder Unitrust.  
Purchase price was: \$70,000.00 on 2/14/2011.

Final Payment: \$70,276.68.

Warranty Deed #00180027

Glenda E. Johnson



**First American Title Company, LLC**

70 East Main Street • Delta, UT 84624

**Buyer's Final Settlement Statement**

**Property:** Vacant Land, Delta, UT 84624

**File No:** 366-5433230

**Officer:** Sarah Kimball/slk

**New Loan No:**

**Settlement Date:** 12/14/2011

**Disbursement Date:** 12/16/2011

**Print Date:** 12/14/2011, 10:38 AM

**Buyer:** Glenda E. Johnson *West*  
**Address:** 4035 South 4000 North, Deseret, UT 84624

**Seller:** The Wayne and Zoe Phelps Charitable Rema

**Address:** ATTN: Glen Ahrens, PO Box 11558, Salt Lake City, UT 84147

Charge Description	Buyer Charge	Buyer Credit
<b>Consideration:</b>		
Total Consideration	70,000.00	
<b>Adjustments:</b>		
Selling Broker Credit to Buyer		500.00
<b>Prorations:</b>		
County Tax 12/16/11 to 12/31/11 @ \$38.29/yr	1.68	
<b>Title/Escrow Charges to:</b>		
UT Recording Processing Fee to First American Title Company, LLC	6.00	
Escrow Fees to First American Title Company, LLC	210.00	
Document Fee to First American Title Company, LLC	25.00	
Record Warranty Deed to First American Title Company, LLC	17.00	
Record Death Certificate	17.00	
Cash (X From) ( To) Borrower		69,776.68
<b>Totals</b>	<b>70,276.68</b>	<b>70,276.68</b>

\* All Prorations Are Final \*

**Buyer(S):**

*Glenda E. Johnson*  
 \_\_\_\_\_  
 Glenda E. Johnson

First American Title Company, LLC

By *Sarah Kimball*  
 \_\_\_\_\_  
 Sarah Kimball



# **EXHIBIT C**

Glenda E Johnson

2730 W. 4000 S

Oasis, UT 84624

This information is for the Oasis Building and Property that was purchased from Larry Dutson. Settlement Statement was on 1/18/2012 with First American Title Company in Delta, UT. The purchase price was: \$210,000.00.

I, Glenda Johnson paid \$100,255.00 from my inheritance. \$110,00.00 was from Zion's bank out of the RaPower3 checking account.

This is for the Warranty Deed #00180302. Escrow #366-5438595 (slk). A.P.N.: DO-4568-1.

GLEND E. JOHNSON



**First American Title Company, LLC**

70 East Main Street • Delta, UT 84624

**Buyer's Final Settlement Statement**

**Property:** 2730 West 4000 South, Delta, UT 84624

**File No:** 366-5438595

**Officer:** Sarah Kimball/slk

**New Loan No:**

**Settlement Date:** 01/18/2012

**Disbursement Date:** 01/19/2012

**Print Date:** 01/17/2012, 2:11 PM

**Buyer:** Glenda E. Johnson

**Address:** 4035 South 4000 West, Deseret, UT 84624

**Seller:** DSC LLC

**Address:** 790 West Main, Delta, UT 84624

Charge Description	Buyer Charge	Buyer Credit
<b>Consideration:</b>		
Total Consideration	210,000.00	
<b>Prorations:</b>		
County Tax 01/01/12 to 01/19/12 @\$1639.38/yr		80.85
<b>Title/Escrow Charges to:</b>		
Escrow Fees to First American Title Company, LLC	210.00	
Document Fee to First American Title Company, LLC	25.00	
UT Recording Processing Fee to First American Title Company, LLC	6.00	
Record Warranty Deed to First American Title Company, LLC	14.00	
Cash (X From) ( To) Borrower		210,174.15
<b>Totals</b>	210,255.00	210,255.00

\*\*Prorations Are Final \*\*

**Buyer(S):**

Glenda E. Johnson  
Glenda E. Johnson

First American Title Company, LLC

By Sarah Kimball  
Sarah Kimball

# **EXHIBIT D**

Glenda E. Johnson  
2730 W. 4000 S  
Oasis, UT 84624

This information is for 360 Acres in Millard County - Delta, UT 84624 – Tax #2662 - B. It was purchased from:  
William B. Cullen.

Purchase price was: \$32,000.00 on 11/16/2012.

Final Payment \$32,760.04,

Warranty Deed #00183167

Glenda E. Johnson



**First American Title Company, LLC**  
70 East Main Street • Delta, UT 84624

**Buyer's Final Settlement Statement**

Property: Vacant Land, Delta, UT 84624

File No: 366-5513553  
Officer: Sarah Kimball/slk  
New Loan No:  
Settlement Date: 11/13/2012  
Disbursement Date: 11/16/2012  
Print Date: 11/13/2012, 10:27 AM

Buyer: Glenda E. Johnson  
Address: 4035 South 4000 West, Delta, UT 84624  
Seller: William B. Cullen  
Address: 5235 Tri Bay Circle, Lakewood, CA 90712

Charge Description	Buyer Charge	Buyer Credit
<b>Consideration:</b>		
Total Consideration	32,000.00	
<b>Prorations:</b>		
County Tax 01/01/12 to 11/16/12 @\$485.04/yr		425.24
<b>Title/Escrow Charges to:</b>		
UT Recording Processing Fee to First American Title Company, LLC	5.00	
Escrow Fees to First American Title Company, LLC	210.00	
Incoming Wire Fee to First American Title Company, LLC	20.00	
Document Fee to First American Title Company, LLC	25.00	
Record Warranty Deed to First American Title Company, LLC	15.00	
<b>Disbursements Paid:</b>		
2012 Property Tax (MA-2662-B) to Millard County Treasurer	485.04	
Cash (X From) ( To) Borrower		32,334.80
<b>Totals</b>	<b>32,760.04</b>	<b>32,760.04</b>

\*Prorations Are Final\*

Buyer(S):

Glenda E. Johnson  
Glenda E. Johnson

First American Title Company, LLC

By Sarah Kimball  
Sarah Kimball

# **EXHIBIT E**

Glenda E. Johnson  
2730 W. 4000 S  
Oasis, UT 84624

This information is for the house in Abraham, UT 84624 – 723 N 7000 W. It was purchased from: Judi A Smith.  
Purchase price was: \$168,000.00 on 1/18/2013.

Down payment of \$500.00. Final Payment \$168,280.00,

Warrantee Deed #00183906

Glenda E. Johnson



OMB Approval No. 2502-0265

STATEMENT (HUD-1)  
 United Title Services  
 7240 South Highland Drive #200  
 Cottonwood Heights, UT 84121  
 (801) 924-5370

**B. TYPE OF LOAN**

1.  FHA                      2.  RHS                      3.  CONV. UNINS.  
 4.  VA                          5.  CONV. INS.

6. ESCROW FILE NUMBER: 00222532-002 JAV                      7. LOAN NUMBER:

8. MORTGAGE INSURANCE CASE NUMBER:

**FINAL**

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: **GLEND A. JOHNSON**  
 ADDRESS OF BORROWER: **4035 SOUTH 4000 WEST  
 DESERT, UTAH 84624**

E. NAME OF SELLER: **JUDI A. SMITH**  
 ADDRESS OF SELLER: **723 NORTH 7000 WEST  
 DELTA, UT 84624**

F. NAME OF LENDER: **UNITED TITLE SERVICES**  
 ADDRESS OF LENDER: **6995 Union Park Center #120  
 Cottonwood Heights, UT 84047**

G. PROPERTY LOCATION: **723 NORTH 7000 WEST  
 DELTA, UT 84624  
 MILLARD County HD-4606-2**

H. SETTLEMENT AGENT: **United Title Services (801) 924-5370**  
 PLACE OF SETTLEMENT: **7240 South Highland Drive #200, Cottonwood Heights, UT 84121**

I. SETTLEMENT DATE: **1/17/2013** PRORATION DATE: **1/18/2013** DISBURSEMENT DATE: **1/18/2013**

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
<b>100. GROSS AMOUNT DUE FROM BORROWER:</b>		<b>400. GROSS AMOUNT DUE TO SELLER:</b>	
101. Contract Sales Price	168,000.00	401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement charges to Borrower (line 1400)	280.00	403.	
104.		404.	
105.		405.	
<b>ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:</b>		<b>ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:</b>	
106. City/Town Taxes		406. City/Town Taxes	
107. County Taxes		407. County Taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
<b>120. GROSS AMOUNT DUE FROM BORROWER:</b>	<b>168,280.00</b>	<b>420. GROSS AMOUNT DUE TO SELLER:</b>	
<b>500. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>		<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
201. Deposit or earnest money	500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to Seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. BUYERS AGENT CREDIT	5,040.00	506.	
207.		507.	
208.		508.	
209.		509.	
<b>ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:</b>		<b>ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:</b>	
210. City/Town Taxes		510. City/Town Taxes	
211. County Taxes 01/01/13 to 01/18/13	46.67	511. County Taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. TOTAL PAID BY/FOR BORROWER:</b>	<b>5,586.67</b>	<b>520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER:</b>	
<b>600. CASH AT SETTLEMENT FROM TO BORROWER:</b>		<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>	
301. Gross amount due from Borrower (line 120)	168,280.00	601. Gross amount due to Seller (line 420)	
302. Less amount paid by/for Borrower (line 220)	5,586.67	602. Less reduction in amount due Seller (line 520)	
<b>303. CASH ( <input checked="" type="checkbox"/> FROM ) ( <input type="checkbox"/> TO ) BORROWER:</b>	<b>162,693.33</b>	<b>603. CASH ( <input type="checkbox"/> FROM ) ( <input type="checkbox"/> TO ) SELLER:</b>	

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L SETTLEMENT CHARGES

ESCROW FILE NUMBER: 00222532-002 JAV

700 TOTAL REAL ESTATE BROKER FEES		P.O.C.	
DIVISION OF COMMISSION (LINE 700) AS FOLLOWS:			
701. \$ to		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
702. \$ to			
703. Commission paid at settlement			
704.			
705.			
800 ITEMS PAYABLE IN CONNECTION WITH LOAN		P.O.C.	
801. Our origination charge	\$0.00 (from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	\$0.00 (from GFE #2)		
803. Your adjusted origination charges	(from GFE A)		
804. Appraisal fee	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808.			
809.			
810.			
900 ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		P.O.C.	
901. Daily interest charges	(from GFE #10)		
902. Mortgage insurance premium for 0 month(s)	(from GFE #3)		
903. Homeowner's insurance for 0 year(s)	(from GFE #11)		
904.			
905.			
1000 RESERVE DEPOSITS WITH LENDER		P.O.C.	
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance	months @ \$ per month		
1003. Mortgage insurance	months @ \$ per month		
1004. City property taxes	months @ \$ per month		
1005. County property taxes	months @ \$ 83.51 per month		
1006. Annual assessments	months @ \$ per month		
1007.	months @ \$ per month		
1008.	months @ \$ per month		
1009. Aggregate Acct. Adj.	months @ \$ per month		
1100 TITLE CHARGES		P.O.C.	
1101. Title services and lender's title insurance	(from GFE #4)		
1102. Settlement or closing fee to United Title Services			
1103. Owner's title insurance	(from GFE #5)	175.00	
1104. Lender's title insurance			
1105. Lender's title policy limit			
1106. Owner's title policy limit	\$168,000.00		
1107. Agent's portion of the total title insurance premium	\$957.84		
1108. Underwriter's portion of the total title insurance premium	\$118.36		
1109. DOC PREP to United Title Services			
1110. WIRE / BANKING FEE to United Title Services		50.00	
1111.		35.00	
1112.			
1200 GOVERNMENT RECORDING AND TRANSFER CHARGES		P.O.C.	
1201. Government recording charges	(from GFE #7)		
1202. Deed \$20.00 Mortgage \$0.00 Release \$0.00		20.00	
1203. Transfer taxes	(from GFE #8)		
1204. City/County tax/stamps Deed \$ Mortgage \$			
1205. State tax/stamps Deed \$ Mortgage \$			
1206.			
1207.			
1300 ADDITIONAL SETTLEMENT CHARGES		P.O.C.	
1301. Required services that you can shop for	(from GFE #6)		
1302.			
1303.			
1304.			
1305.			
1306.			
1400. TOTAL SETTLEMENT CHARGES (Enter on line 103, Section J - and - line 602, Section K)		280.00	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

*Glenda E. Johnson*  
 \_\_\_\_\_  
 GLENDA E. JOHNSON

\_\_\_\_\_  
 Borrowers

\_\_\_\_\_  
 Settlement Agent

\_\_\_\_\_  
 Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.

Escrow Number: 0022532-002 JAV

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
<b>Charges That Cannot Increase</b>	<b>HUD-1 Line Number</b>		
Our origination charge	#801	0.00	0.00
Your credit or charge (points) for the specific interest rate chosen	#802	0.00	0.00
Your adjusted origination charges	#803	0.00	0.00
Transfer taxes	#1203	0.00	0.00

Charges That Can Increase		Good Faith Estimate	HUD-1
Government recording fees	#1201	0.00	20.00
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
<b>Total</b>		<b>0.00</b>	<b>20.00</b>
<b>Increase between GFE and HUD-1 Charges</b>		<b>\$ 20.00</b>	<b>or INVALID %</b>

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	#1001	0.00	0.00
Daily interest charges	#901 \$ / day	0.00	0.00
Homeowner's insurance	#903	0.00	0.00
	#		
	#		
	#		

**Loan Terms**

Your initial loan amount is	\$ 0.00
Your loan term is	0 years
Your initial interest rate is	0.0000%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	<input type="checkbox"/> \$ 0.00 Includes <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of 0.0000%. The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by 0.0000%. Over the life of the loan, your interest rate is guaranteed to never be lower than 0.0000% or higher than 0.0000%.
Even if you make your payments on time, can your loan balance rise?	<input type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of \$ 0.00.
Even if you make your payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to \$ 0.00. The maximum it can ever rise to is \$ 0.00.
Does your loan have a prepayment penalty?	<input type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ 0.00.
Does your loan have a balloon payment?	<input type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ 0.00 due in 0 years on .
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input type="checkbox"/> You have an additional monthly escrow payment of \$ 0.00 that results in a total initial monthly amount owed of \$ 0.00. This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Flood Insurance <input type="checkbox"/> <input type="checkbox"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

# **EXHIBIT F**

Glenda E. Johnson  
2730 W. 4000 S  
Oasis, UT 84624

This information is for vacant land in Millard County – Delta UT. It was purchased from: Tao-Chen Chao and Ming Chao, trustees of the Chao family revocable living trust.

Purchase price was: \$20,000.00 on 2/19/2013.

Final Payment: \$20,269.07 Wired from Millard County Credit Union.

Warranty Deed #00184326

Glenda E. Johnson



**First American Title Company, LLC**

70 East Main Street • Delta, UT 84624

**Buyer's Final Settlement Statement**

**Property:** Vacant Land, Delta, UT 84624

**File No:** 366-5534163

**Officer:** Sarah Kimball/slk

**New Loan No:**

**Settlement Date:** 02/19/2013

**Disbursement Date:** 02/22/2013

**Print Date:** 02/19/2013, 9:55 AM

**Buyer:** Glenda E. Johnson

**Address:** 4035 South 4000 West, Delta, UT 84624

**Seller:** The Chao Family Revocable Living Trust; Zheng Gu and Ling Zhang Revocable Trust

**Address:** 7501 Shadow Estates Way, Las Vegas, NV 89113

Charge Description	Buyer Charge	Buyer Credit
<b>Consideration:</b>		
Total Consideration	20,000.00	
<b>Prorations:</b>		
County Tax 01/01/13 to 02/22/13 @\$41.59/yr		5.93
<b>Title/Escrow Charges to:</b>		
Incoming Wire Fee to First American Title Company, LLC	20.00	
Document Fee to First American Title Company, LLC	25.00	
Escrow Fees to First American Title Company, LLC	210.00	
UT Recording Processing Fee to First American Title Company, LLC	4.00	
Record Warranty Deed to First American Title Company, LLC	16.00	
<b>Cash (X From) ( To) Borrower</b>		20,269.07
<b>Totals</b>	20,275.00	20,275.00

\*Prorations are final\*

**Buyer(S):**

Glenda E. Johnson  
Glenda E. Johnson

First American Title Company, LLC

By Sarah Kimball  
Sarah Kimball

# **EXHIBIT G**

Glenda E. Johnson  
2730 W. 4000 S  
Oasis, UT 84624

This information is for a Condo in Payson, UT– 1045 S. 1700 W. #132. It was purchased from: Tonidon Enterprises, LLC

Purchase price was: \$120,000.00 on 5/31/2013.

Down payment of \$1,000.00. Final Payments: \$75,413.91 Cashier's Check from Zion's Bank from RaPower3 account. \$44,620.00 Cashier's Check from Wells Fargo Bank from RaPower3 account.

Warrantee Deed #ENT 53954 : 2013

Glenda E. Johnson





**First American Title Company, LLC**

70 East Main Street • Delta, UT 84624

**Buyer's Final Settlement Statement**

<b>Property:</b> 1045 South 1700 West, #132, Payson, UT 84651	<b>File No:</b> 366-5562250
	<b>Officer:</b> Sarah Kimball/slk
	<b>New Loan No:</b>
	<b>Settlement Date:</b> 05/31/2013
	<b>Disbursement Date:</b> 06/03/2013
	<b>Print Date:</b> 05/30/2013, 4:05 PM
<b>Buyer:</b> Glenda E. Johnson	
<b>Address:</b> 4035 South 4000 West, Deseret, UT 84624	
<b>Seller:</b> Tonidon Enterprises, L.L.C.	
<b>Address:</b>	

Charge Description	Buyer Charge	Buyer Credit
<b>Consideration:</b>		
Total Consideration	120,000.00	
<b>Deposits in Escrow:</b>		
Receipt No. 14532746 on 05/29/2013 by Glenda E. Johnson		1,000.00
<b>Adjustments:</b>		
Selling Broker Credit to Buyer		3,000.00
<b>Prorations:</b>		
County Tax 01/01/13 to 06/03/13 @\$836.06/yr		350.46
Association Dues 06/03/13 to 07/01/13 @\$153.00/mo	142.80	
<b>Title/Escrow Charges to:</b>		
UT Recording Processing Fee to First American Title Company, LLC	8.00	
Escrow Fees to First American Title Company, LLC	210.00	
Incoming Wire Fee to First American Title Company, LLC	20.00	
Document Fee to First American Title Company, LLC	25.00	
Record Warranty Deed to First American Title Company, LLC	12.00	
e-Recording Fee - B to	4.00	
<b>Disbursements Paid:</b>		
Transfer Fee to Ridgestone HOA	395.00	
Association Dues - advance to Ridgestone HOA	153.00	
Cash (X From) ( To) Borrower		116,619.34
<b>Totals</b>	120,969.80	120,969.80

\*All prorations are Final\*

**Buyer(S):**

Glenda E. Johnson  
Glenda E. Johnson

First American Title Company, LLC

By Sarah Kimball  
Sarah Kimball

# **EXHIBIT H**

Glenda E. Johnson  
2730 W. 4000 S  
Oasis, UT 84624

This information is for the house in Delta, UT 84624 – 490 S Sherwood Shores Lot #136, 137 &138. It was purchased from: Bret S. Peterson.

Purchase price was: \$315,000.00 on 8/7/2014.

Final Payment \$315,293.00,

Warrantee Deed #00189802

Glenda E. Johnson



**First American Title Company, LLC**

70 East Main Street • Delta, UT 84624

Office Phone:(435)864-3132 Office Fax:(866)877-4533

**Buyer's Final Settlement Statement**

<b>Property:</b>	No Situs Address Assigned, Delta, UT 84624 Lot: 136, 137 AND 138	<b>File No:</b>	366-5652043
		<b>Officer:</b>	Sarah Kimball/slk
		<b>Settlement Date:</b>	08/07/2014
		<b>Disbursement Date:</b>	08/08/2014
		<b>Print Date:</b>	08/07/2014, 8:11 AM
<b>Buyer:</b>	Glenda E. Johnson		
<b>Address:</b>	4035 South 4000 West, Delta, UT 84624		
<b>Seller:</b>	Bret S. Peterson		
<b>Address:</b>	2893 East Belton Circle, Sandy, UT 84093		

Charge Description	Buyer Charge	Buyer Credit
<b>Consideration:</b>		
Total Consideration	315,000.00	
<b>Deposits in Escrow:</b>		
Receipt No. 14533688 on 08/05/2014 by Glenda E. Johnson		1,000.00
<b>Prorations:</b>		
County Tax 01/01/14 to 08/08/14 @\$2332.80/yr		1,399.68
Association Dues 08/08/14 to 01/01/15 @\$45.00/yr	18.00	
<b>Title/Escrow Charges to:</b>		
Incoming Wire Fee to First American Title Company, LLC	20.00	
Doc Prep Fee to First American Title Company, LLC	25.00	
Escrow Fees to First American Title Company, LLC	210.00	
UT Recording Processing Fee to First American Title Company, LLC	6.00	
Record Warranty Deed to First American Title Company, LLC	14.00	
		312,893.32
Cash (X From) ( To) Buyer		
<b>Totals</b>	<b>315,293.00</b>	<b>315,293.00</b>

\*Prorations Are Final\*

**BUYER(S):**

Glenda E. Johnson  
Glenda E. Johnson

First American Title Company, LLC

By: Sarah Kimball  
Sarah Kimball

Initials: \_\_\_\_\_

# **EXHIBIT I**

Glenda E Johnson

2730 W. 4000 S

Oasis, UT 84624

This information is for the house in Payson and property 11404 S 5825 W that was purchased from an auction. Settlement Statement was on 12/15/2014 with Meridian Title Company in Salt Lake City, UT. The purchase price was: \$400,000.00.

Down Payment of \$12,420.00 - 11/21/2014 – Wells Fargo Bank. Wire Transfer of \$421,193.75 – Wells Fargo Bank. Account #4621

This is for the Warranty Deed #ENT 90283 : 2014

GLEND E. JOHNSON



**A. Settlement Statement (HUD-1)**

<b>B. Type of Loan</b>			6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	225874		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				
<b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
<b>D. Name &amp; Address of Borrower:</b> GLENDA E. JOHNSON		<b>E. Name &amp; Address of Seller:</b> U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL FUNDING MORTGAGE SECURITIES I, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006- S12 1661 WORTHINGTON ROAD, STE 100 WEST PALM BEACH, FL 33409		<b>F. Name &amp; Address of Lender:</b>	
<b>G. Property Location:</b> 11404 SOUTH 5825 WEST PAYSON, UT 84651 (UTAH) (55-718-0006)		<b>H. Settlement Agent:</b> MERIDIAN TITLE COMPANY 64 EAST 6400 SOUTH, SUITE 100, SALT LAKE CITY, UT 84107 (801) 264-8888		<b>I. Settlement Date:</b> 12/16/2014	
		<b>Place Of Settlement:</b> 64 EAST 6400 SOUTH, SUITE 100, SALT LAKE CITY, UT 84107 (801) 264-8888			

J. Summary of Borrower's Transaction	
<b>100. Gross Amount Due From Borrower</b>	
101. Contract sales price	\$432,929.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$470.00
104.	
105.	
<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes	
107. County taxes 12/16/2014 to 1/1/2015 @ \$4,899.00/Year	\$214.75
108. Assessments	
109.	
110.	
111.	
112.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$433,613.75</b>
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>	
201. Deposit or Earnest Money	\$12,420.00
202. Principal amount of new loan	
203. Existing loan taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid By/For Borrower</b>	<b>\$12,420.00</b>
<b>300. Cash At Settlement From/To Borrower</b>	
301. Gross Amount Due From Borrower (line 120)	\$433,613.75
302. Less Amounts Paid By/For Borrower (line 220)	\$12,420.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$421,193.75

K. Summary of Seller's Transaction	
<b>400. Gross Amount Due To Seller</b>	
401. Contract sales price	
402. Personal Property	
403.	
404.	
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City/town taxes	
407. County taxes 12/16/2014 to 1/1/2015 @ \$4,899.00/Year	
408. Assessments	
409.	
410.	
411.	
412.	
<b>420. Gross Amount Due To Seller</b>	
<b>500. Reductions In Amount Due To Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement Charges to Seller (line 1400)	
503. Existing loan taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. Earnest money retained by Meridian Title Company	
507. Disbursed as proceeds (\$12,420.00)	
508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/town taxes	
511. County taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	
<b>600. Cash At Settlement To/From Seller</b>	
601. Gross Amount Due To Seller (line 420)	
602. Less Deduction in Amt. Due To Seller (line 520)	
603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	

L. Settlement Charges			
700. Total Real Estate Broker Fees		Paid From Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
Division of Commission (line 700) as follows:			
701.			
702.			
703.	Commission paid at Settlement		
704.			
800. Items Payable in Connection With Loan			
801.	Our origination charge (from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen (from GFE #2)		
803.	Your adjusted origination charges (from GFE A)		
804.	Appraisal Fee (from GFE #3)		
805.	Credit Report (from GFE #3)		
806.	Tax service to (from GFE #3)		
807.	Flood Certification to (from GFE #3)		
900. Items Required By Lender To Be Paid In Advance			
901.	Interest (from GFE #10)		
902.	Mortgage Insurance Premium (from GFE #3)		
903.	Homeowner's insurance (from GFE #11)		
1000. Reserves Deposited With Lender			
1001.	Initial deposit for your escrow account (from GFE #9)		
1002.	Homeowner's insurance 12.00 months @ per month		
1003.	Mortgage insurance 12.00 months @ per month		
1004.	County property taxes 12.00 months @ per month		
1007.	Aggregate Adjustment		
1100. Title Charges			
1101.	Title services and lender's title insurance (from GFE #4)	\$450.00	
1102.	Settlement or closing fee to Meridian Title Company \$450.00		
1103.	Owner's title insurance to Meridian Title Company (from GFE #5)		
1104.	Lender's title insurance to Meridian Title Company \$0.00		
1105.	Lender's title policy limit		
1106.	Owner's title policy limit \$432,929.00		
1107.	Agent's portion of the total title insurance premium to Meridian Title Company		
1108.	Underwriter's portion of the total title insurance premium to Westcor Land Title Insurance Company		
1200. Government Recording and Transfer Charges			
1201.	Government recording charges (from GFE #7)	\$20.00	
1202.	Deed \$20.00 Mortgage \$ Releases \$		
1203.	Transfer taxes (from GFE #8)		
1204.	City/County tax/stamps Deed \$ Mortgage \$		
1205.	State tax/stamps Deed \$ Mortgage \$		
1300. Additional Settlement Charges			
1301.	Required services that you can shop for (from GFE #6)		
1305.	Closing Coordination and Processing Fee to Allsource Holdings, LLC- Operating Account \$750.00		
1306.	Property Management Fee to Allsource Holdings, LLC PPI Revenue \$700.00		
1307.	Technology Fee to Hubzu (i/k/a GoHoming) \$299.00		
1308.	Buyer's Premium to REALHome Go Home BP DBA GoHoming \$18,630.00.00		
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)		\$470.00	



# **EXHIBIT J**

Glenda E. Johnson  
2730 W. 4000 S  
Oasis, UT 84624


This information is for 1120 acres in Millard County about 10 miles west of Delta – Property tax ID #4806-A, 4806-B, and 4805. It was purchased from: Mark Jacobs and Partners

Purchase price was: \$56,000.00 on 12/17/2014.

Down payment of \$1,000.00 Check #1115 Cobblestone Centre. Final Payment: \$61,618.85 wire transfer from Wells Fargo Bank.

Warrantee Deed #00190999, 00190998 and 00191000

Glenda E. Johnson



**First American Title Company, LLC**  
70 East Main Street • Delta, UT 84624  
Office Phone:(435)864-3132 Office Fax:(866)877-4533

**Final Settlement Statement**

**Property:** Vacant Land, Delta, UT 84624

**Buyer:** Glenda E. Johnson  
**Address:** 4035 South 4000 West, Delta, UT 84624  
**Seller:** Mark Jacobs; Inc.; Michael D. Christensen; K C Properties, Inc.  
**Address:**

**File No:** 366-5668515  
**Officer:** Sarah Kimball/slk  
**Settlement Date:** 12/17/2014  
**Disbursement Date:** 12/23/2014  
**Print Date:** 12/16/2014, 3:37 PM

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
		<b>Consideration:</b>		
56,000.00		Total Consideration		56,000.00
		<b>Earnest Money:</b>		
	1,000.00	Total Deposit/Earnest Money		
		Disbursed as Proceeds (\$0.00)		
		Excess Deposit		
		Earnest Money Held By: Bulloch Realty	1,000.00	
		<b>Adjustments:</b>		
5,600.00		Broker Commission paid by Seller		5,600.00
		<b>Prorations:</b>		
13.85		County Tax 12/23/14 to 01/01/15 @\$561.85/yr		13.85
		<b>Commission:</b>		
		(Note: Commission amount \$5,600.00. POC Held By Bulloch Realty \$1,000.00)		
	40.00	Commission Paid at Settlement to Bulloch Realty	4,600.00	
		Bulloch Realty Credit to Buyer		
		Credit for additional recording fees		
		<b>Title/Escrow Charges to:</b>		
420.00		Escrow Fees to First American Title Company, LLC		
20.00		Incoming Wire Fee to First American Title Company, LLC		
100.00		Doc Prep Fee to First American Title Company, LLC		
18.00		UT Recording Processing Fee to First American Title Company, LLC		
445.00		Standard Owner's Policy to First American Title Company, LLC		
14.00		Record Warranty Deed to First American Title Company, LLC		
14.00		Record Warranty Deed to First American Title Company, LLC		
14.00		Record Warranty Deed to First American Title Company, LLC		
		Record Quit Claim Deed to First American Title Company, LLC	14.00	
		Record Quit Claim Deed to First American Title Company, LLC	14.00	
		Record Quit Claim Deed to First American Title Company, LLC	14.00	
		<b>Disbursements Paid:</b>		
		Reimburse property taxes (APN 4805) to Mark Jacobs, Inc.	1,855.28	
		Reimburse property taxes (APN 4805-A) to Mark Jacobs, Inc.	7,420.84	
		Reimburse property taxes (APN 4805-B) to Mark Jacobs, Inc.	3,710.56	
		1/4 Net Proceeds to Mark Jacobs, Inc.	10,746.29	
		1/4 Net Proceeds to K C Properties, Inc.	10,746.29	
		1/4 Net Proceeds to Michael D. Christensen	10,746.29	
		1/12 Net Proceeds to Arlex, Inc.	3,582.10	
		1/12 Net Proceeds to Federal Land Exchange, Inc.	3,582.10	
		1/12 Net Proceeds to Tyler Enterprises, Inc.	3,582.10	

Initials: ASL MEJ

Continued From Page 1

*Final Settlement Statement*

Settlement Date: 12/17/2014  
 Print Date: 12/16/2014

File No: 366-5668515  
 Officer: Sarah Kimball/slk

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
	61,618.85	Cash (X From) ( To) Buyer		
		Cash ( To) ( From) Seller		
62,658.85	62,658.85	Totals	61,613.85	61,613.85

\*Prorations Are Final\*

BUYER(S):

Glenda E. Johnson  
 Glenda E. Johnson

SELLER(S):

Mark Jacobs, Inc., a Utah corporation

By: Mark Jacobs, President

Michael D. Christensen

K C Properties, Inc.

By: Keith S. Christensen, President

First American Title Company, LLC

By: Sarah Kimball  
 Sarah Kimball

Initials: \_\_\_\_\_

# **EXHIBIT K**

UNITED STATES OF AMERICA

VS

RAPOWER-3, LLC.

NELDON JOHNSON

May 02, 2019



333 South Rio Grande  
Salt Lake City, Utah 84101  
[www.DepoMaxMerit.com](http://www.DepoMaxMerit.com)

Toll Free 800-337-6629  
Phone 801-328-1188  
Fax 801-328-1189

May 02, 2019

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1 (Deposition Exhibit 2059 was marked.)

2 Q. Exhibit 2059 has the labeled "Exhibit C"  
3 and "Warrant Agreement."

4 A. Okay.

5 Q. This dated October 13 of 2004.

6 A. Okay.

7 Q. And it references in the third paragraph  
8 granting warrants to purchase a hundred million  
9 shares.

10 A. Okay.

11 Q. Is this the same hundred million shares as  
12 was referenced in the agreement we just talked about  
13 or is this a second hundred million?

14 A. No, I don't know. I think that they're all  
15 the same, but I'm not positive. There could be --  
16 these could be different, but, again, they're not  
17 worth anything.

18 Q. And under the royalty agreement, how much  
19 has IAS paid you in royalties since May of 2004?

20 A. Zero.

21 MR. KLEIN: Let's take a break.

22 (A break was taken.)

23 MR. KLEIN: Back on the record, I want to note  
24 for the record that this morning Mrs. Glenda Johnson  
25 delivered to me eight check registers for bank

May 02, 2019

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1 accounts of hers.

2 Five were for Zions Bank -- six were for  
3 Zions Bank; one for Bank of American Fork; and one  
4 for Millard County Credit Union.

5 Q. (BY MR. KLEIN) Mr. Johnson, we're talking  
6 about patents before the break. Do you recall how  
7 many of the 36 patents that were assigned, at least  
8 initially, to the N.P. Johnson Family Limited  
9 Partnership?

10 A. No, I don't. I really don't.

11 MR. KLEIN: 2084.

12 (Deposition Exhibit 2084 was marked.)

13 Q. Mr. Johnson, you've been handed what's been  
14 marked as Exhibit 2084, which is a printout from the  
15 Patent Office showing patents assigned to the  
16 N.P. Johnson Family Limited Partnership, and there  
17 are two different pages, each one listing  
18 seven patents.

19 A. Okay.

20 Q. And best I can tell, the two differences  
21 are the first page lists patents assigned to the  
22 N.P. Johnson Family Limited Partnership where there's  
23 a space between the "N" and the "P" and the other  
24 where there's not a space.

25 A. Okay.