

Tax Serial No.
W-5-2-1-122

STATE OF UTAH PATENT NO. 20500

WHEREAS, SIENNA HILLS PROPERTIES, LLC, a Utah limited liability company, whose address is 25117 SW Parkway, Wilsonville, Oregon 97070, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

AND WHEREAS, the said SIENNA HILLS PROPERTIES, LLC has paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of One Million Five Hundred Seventy Five Thousand Dollars and No Cents (\$1,575,000.00), and all legal interest thereon accrued, as fully appears by the certificate of sale;

NOW THEREFORE I, GARY R. HERBERT, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said SIENNA HILLS PROPERTIES, LLC, a Utah limited liability company, its successors and assigns forever, the following tract or parcel of land, situated in the County of Washington, State of Utah, as more particularly described in **Exhibit A** attached hereto and incorporated by reference.

TO HAVE AND TO HOLD the above described and granted premises unto the said SIENNA HILLS PROPERTIES, LLC, a Utah limited liability company, and to its successors and assigns forever,

Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all coal, oil and gas and other mineral deposits, along with the right for the Trust Lands Administration or other authorized persons or entities to prospect for, mine, and remove such deposits;

Excepting and reserving to the State of Utah a perpetual, non-exclusive 10 foot wide easement for the construction, installation, replacement and maintenance of public utilities along the boundary of the granted property, as shown on **Exhibit B** attached hereto. The reserved easement burdens the designated portion of the granted property for the benefit of adjoining and nearby lands in the Sienna Hills Planned Community Development, is appurtenant to the granted property, shall run with the land and may be assigned by the State of Utah or its designees through a separate legal instrument including, but not limited to, through a dedication plat; also,

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Subject to that certain Declaration of Covenants, Conditions, Restrictions and Easements for Sienna Hills, that certain Development Agreement between the School and Institutional Trust Lands Administration and the City of Washington, and the Planned Community Development Project Plan, as adopted by Washington City Ordinance No. Z-2004-20 dated February 9, 2005, as amended;

Subject to an easement in favor of the Sienna Hills Community Association, a Utah non-profit corporation for ingress, egress, and such other access as is necessary to maintain, repair and replace from time to time the entry features depicted in **Exhibit B**, to be recorded against the granted property contemporaneously with this conveyance instrument;

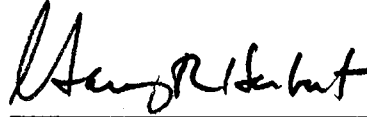
Subject to that Declaration of Covenants Regarding Development to be recorded against the granted property contemporaneously with this conveyance instrument; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, subject to exceptions and reservations contained in federal patents and clear lists, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

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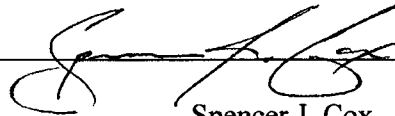
IN TESTIMONY WHEREOF, I affix my signature. Done this 7 day of December
_____ 2017.

By the Governor:



Gary R. Herbert

Attested:



Spencer J. Cox
Lieutenant Governor

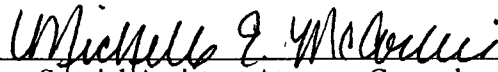


David Ure, Director
School and Institutional
Trust Lands Administration



APPROVED AS TO FORM
Sean D. Reyes, Attorney General

By



Special Assistant Attorney General

Recorded Patent Book 45, Page 200
Certificate of Sale No. 26722
Fund: SCH

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EXHIBIT A

Legal Description of Property

Township 42 South Range 15 West, SLB&M: Section 13

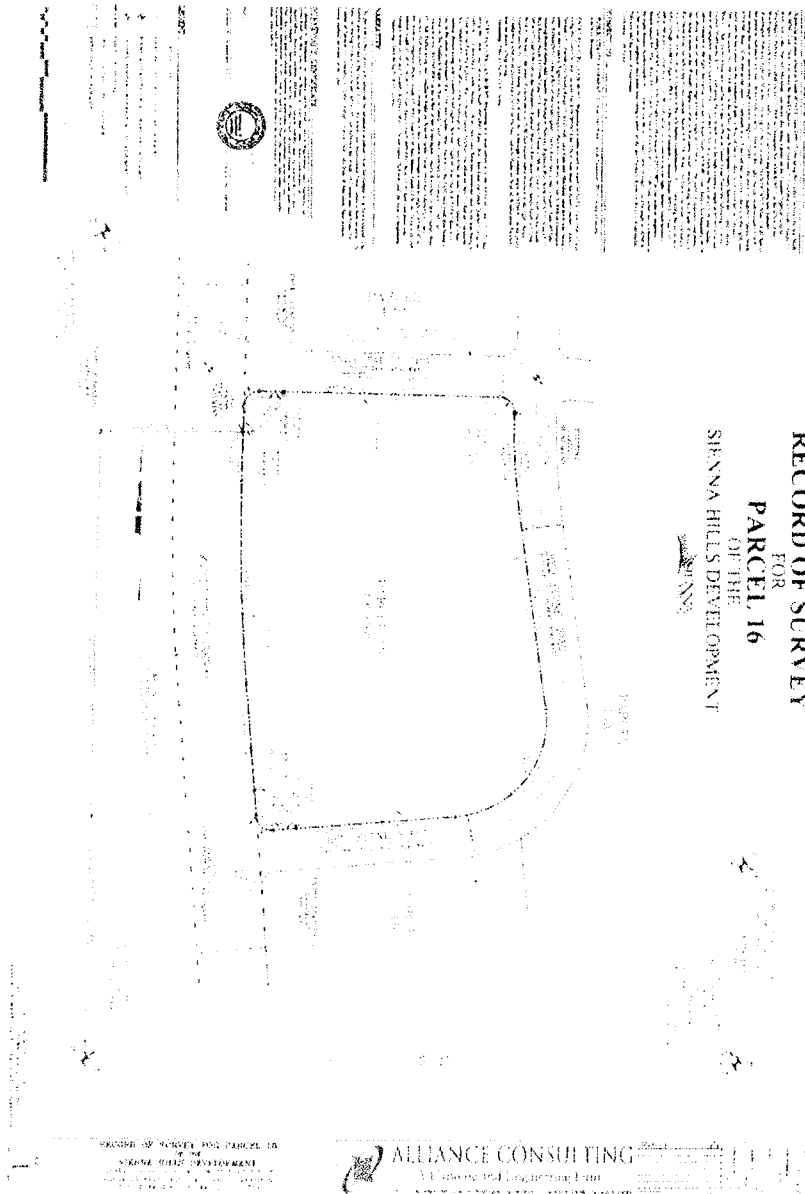
Beginning at a point which is North 00°54'18" East 2599.37 feet along the Center Section line and North 90°00'00" East 358.61 feet from the South Quarter Corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian; said point also being a point on the Easterly Right-of-Way of Washington Parkway, recorded on July 5, 2006 as Document No. 20060029317 in the office of the Washington County Recorder, in said County, State of Utah; running thence along said Easterly Washington Parkway Right-of-Way the following (3) three courses: North 043°36'52" West 230.02 feet to the point of curvature of a 3447.00 foot radius curve concave to the right; thence Northwesterly 338.91 feet along the arc of said curve through a central angle of 5°38'00" to the point of tangency; thence North 01°01'08" East 130.94 feet to the point of curvature of a 25.00 foot radius curve concave to the right, said point also being a point on the Southerly Right-of-Way of Sandy Talus Drive recorded on February 27, 2007 as Document No. 20070010003 in the office of the Washington County Recorder, in said County, State of Utah; thence along said Southerly Right-of-Way of Sandy Talus Drive the following (3) three courses: Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'19" to the point of tangency; thence South 88°58'43" East 404.20 feet to a point on the arc of a 25.00 foot radius curve concave to the right, the radius point which bears South 01°18'48" East; thence Southeasterly 40.29 feet along the arc of said curve through a central angle of 92°19'56" to the point of tangency, said point also being a point on the Westerly Right-of-Way of Red Stone Road; thence along said Right-of-Way of Red Stone Road the following (6) six courses: South 01°01'08" West 2.30 feet to the point of curvature of a 1035.00 foot radius curve concave to the left; thence Southeasterly 163.53 feet along the arc of said curve through a central angle of 9°03'10" to the point of tangency; thence South 08°02'02" East 339.15 feet to the point of curvature of a 165.00 foot radius curve concave to the right; thence Southwesterly 269.03 feet along the arc of said curve through a central angle of 93°25'08" to the point of tangency; thence South 85°23'06" West 309.67 feet to the point of curvature of a 25.00 foot radius curve concave to the right; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'01" to the point of tangency, said point also being a point on the said Easterly Right-of-Way of Washington Parkway and the point of beginning.

Containing: 7.90 Acres, more or less

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EXHIBIT B

Record of Survey



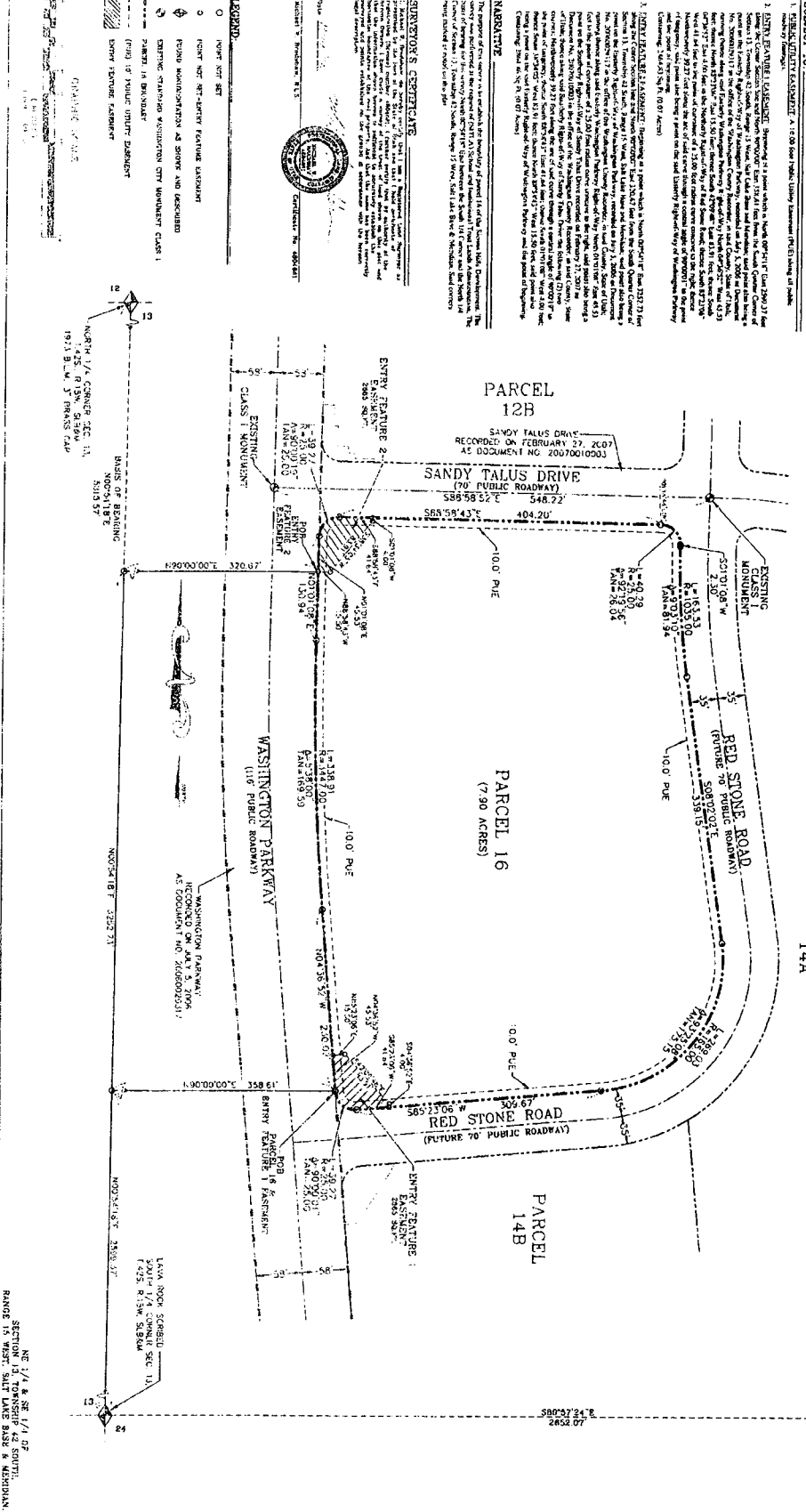
PARCEL 16 LEGAL DESCRIPTION

1. **REBUNDANTLY EXISTING** A 1.00 acre public utility easement (PUE) along its westerly boundary.

2. **EXISTING EASEMENT** A 1.00 acre easement for a 10' wide utility easement (PUE) along its westerly boundary.

3. **EXISTING EASEMENT** A 1.00 acre easement for a 10' wide utility easement (PUE) along its westerly boundary.

RECORD OF SURVEY FOR PARCEL 16 OF THE SIENNA HILLS DEVELOPMENT



RECORD OF SURVEY FOR PARCEL 16 OF THE SIENNA HILLS DEVELOPMENT
 LOCATED IN SECTION 15, TOWNSHIP 42 SOUTH,
 RANGE 15 WEST, SALL LARK BASE & MERIDIAN
 CITY OF WASHINGTON, KASH. CO., USAH

ALLIANCE CONSULTING
 A Planning and Engineering Firm

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