

Patent Page 1 of 3

Russell Shirts Washington County Recorder
06/28/2019 09:19:54 AM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY*When recorded return to:*

State of Utah
School and Institutional
Trust Lands Administration
Ms. Alexa Wilson
675 East 500 South, Suite 500
Salt Lake City, Utah 84102

STATE OF UTAH PATENT NO. 20621

WHEREAS, Sienna Hills Properties, LLC, a Utah limited liability company, with its address at 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 purchaser has paid for said lands, pursuant to the conditions of said sale, the sum of Eight Hundred Thousand Dollars and No Cents (\$800,000.00), 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, without warranty, unto Sienna Hills Properties, LLC, a Utah limited liability company, the 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 Sienna Hills Properties, LLC, and to its successors and assigns forever.

Excepting and reserving all coal, oil, gas and other mineral deposits, along with the right for the Trust Lands Administration or other authorized persons to prospect for, mine, and remove the deposits.

Subject to Easement No. 2149 recorded date October 27, 2017, recorded at the County Recorder, Washington County, Utah, in favor of the Sienna Hills Community Association, a Utah non-profit corporation;

Subject to Easement No. 2157 recorded date January 19, 2018 recorded at the County Recorder, Washington County, Utah, in favor of Washington City, a Utah municipal corporation;

Subject to that certain Declaration of Covenants, Conditions, Restrictions and Easements for Sienna Hills recorded date January 27, 2006, recorded at the County Recorder, Washington County, Utah (the "CC&Rs");

Subject to that certain Development Agreement between the Trust Lands Administration and the City of Washington dated November 17, 2005, recorded at the County Recorder, Washington County, Utah;

Subject to that certain Planned Community Development Project Plan, as adopted by Washington City Ordinance No. Z-2004-20 dated February 9, 2005, as amended;

Subject to that certain Tract Declaration of Covenants, Conditions and Restrictions and Declaration of Covenants Regarding Development to be recorded against the Property contemporaneously with the conveyance instrument; and

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, 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.

IN TESTIMONY WHEREOF, I affix my signature. Done this 11th day of June, 2019.

By the Governor: [Signature]
Gary R. Herbert

Attested: [Signature]
Spencer L. Cox
Lieutenant Governor

[Signature]
David Ure, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By [Signature]
Special Assistant Attorney General



Recorded Patent Book 46
Certificate of Sale No. 26799
Fund: School
Tax ID No. W-5-2-13-2400

Exhibit A

Legal Description

SIENNA HILLS PARCEL 14B

Beginning at a point which is North $00^{\circ}54'18''$ East 2212.95 feet along the Center Section line and North $90^{\circ}00'00''$ East 395.90 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 North $04^{\circ}36'52''$ West 267.62 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 Red Stone Road; thence along said Southerly Right-of-Way of Red Stone Road the following (3) three courses: Northeasterly 39.27 feet along the arc of said curve through a central angle of $89^{\circ}59'59''$ to the point of tangency; thence North $85^{\circ}23'06''$ East 309.67 feet to the point of curvature of a 235.00 foot radius curve concave to the left; thence Northeasterly 110.74 feet along the arc of said curve through a central angle of $26^{\circ}59'55''$ to point of non-tangency; thence South $05^{\circ}34'26''$ East 317.84 feet to a point on the arc of a 1786.48 foot radius curve concave to the right, the radius point of which bears North $05^{\circ}51'45''$ West, said point also being on the Northerly Right-of-Way of Telegraph Road Phase II recorded on January 8, 2001 as Entry No. 706703, in Book 1391, Page 247, in the office of the Washington County Recorder, in said County, State of Utah; thence along said Northerly Right-of-Way of Telegraph Road Phase II the following (2) two courses: Southwesterly 38.84 feet along the arc of said curve through a central angle of $1^{\circ}14'45''$ to the point of tangency; thence South $85^{\circ}23'00''$ West 407.83 feet to the point of beginning.

Containing: 3.00 Acres