

Patent Page 1 of 3
Russell Shirts Washington County Recorder
10/05/2017 02:14:50 PM Fee \$14.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

CW The Views 1, LLC
1222 W. Legacy Crossing Blvd.
#6
Centerville, UT 84014
CTIA 94894-ZF

W-PL

STATE OF UTAH PATENT NO. 20475

WHEREAS, CW THE VIEWS 1, LLC, a Utah Limited Liability Company, 1222 West Legacy Crossing Boulevard, Suite 6, Centerville, Utah 84014 heretofore purchased from the STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, the lands hereinafter described, pursuant to the laws of said State;

AND WHEREAS, the said CW THE VIEWS 1, 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 FOUR HUNDRED THIRTY NINE THOUSAND EIGHT HUNDRED Dollars and ZERO Cents (\$439,800.00), 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 CW THE VIEWS 1, LLC, and to its successors and assigns forever, 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 the said CW THE VIEWS 1, LLC, and to its successors and assigns forever,

Excepting and reserving all coal and other mineral deposits, except for oil and gas previously reserved to the United States, along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits (provided that the granted premises shall include all surface rights including sand and gravel borrow materials that are used for the development of the granted premises, and subsurface support rights); also,

Subject to the Amended and Restated Residential Declaration of Covenants, Conditions and Restrictions for Coral Canyon, as recorded on April 3, 2002 as entry 759602, Book 1459, Pages 1213-1268, as amended; 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 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 23 day of August, 2017.

By the Governor: *Gary R. Herbert*
Gary R. Herbert

Attested: *Spencer J. Cox*
Spencer J. Cox
Lieutenant Governor



David Ure
David Ure, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By *Michelle E. McNeill*
Special Assistant Attorney General

Recorded Patent Book 45, Page 175
Certificate of Sale No. 26727
Fund: School

EXHIBIT A
Legal Description of Property

Township 42 South, Range 14 West, SLB&M, Section 18

BOUNDARY DESCRIPTION FOR VIEWS AT CORAL CANYON PHASE 1

BEGINNING AT A POINT S0°56'40"W, 1467.74 FEET ALONG THE SECTION LINE (BETWEEN THE NORTHEAST CORNER OF SECTION 13 AND THE WEST 1/4 CORNER OF SECTION 18 OF T42S, R14W, SLB&M BOTH MONUMENTED WITH BLM BRASS CAPS) AND EAST 1390.32 FEET FROM SAID NORTHEAST CORNER OF SECTION 13, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF HIGHLAND PARK AREA 4 - PHASE I 2ND AMENDED SUBDIVISION AT THE SOUTHWESTERLY CORNER OF HOA TRACT #17 OF SAID SUBDIVISION, RUNNING THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES: S63°29'04"E, 125.00 FEET; THENCE S64°13'56"E, 55.00 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS S64°13'56"E; THENCE EASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S64°13'56"E, 69.79 FEET TO THE POINT OF CURVE OF A 1027.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 62.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°27'39"; THENCE S67°41'34"E, 72.91 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 37.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°58'19"; THENCE S71°41'44"E, 181.34 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY RUNNING S16°49'36"W, 561.46 FEET; THENCE N64°37'27"W 197.79 FEET TO THE POINT OF CURVATURE OF A 772.50 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N64°37'27"W; THENCE NORTHWESTERLY 62.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°36'53"; THENCE N62°51'56"W 173.03 FEET; THENCE N30°19'24"E 7.62 FEET; THENCE N56°21'27"W 171.38 FEET TO THE POINT OF CURVATURE OF A 1527.50 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N54°58'25"W; THENCE SOUTHWESTERLY 26.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°59'17"; THENCE N53°59'08"W 55.00 FEET; THENCE N55°36'42"W 125.00 FEET TO THE POINT OF CURVATURE OF A 1347.50 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N53°46'35"W; THENCE NORTHWESTERLY 300.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°46'34"; THENCE N26°08'49"E 125.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.330 ACRES.