

Patent Page 1 of 3

Russell Shirts Washington County Recorder  
08/13/2020 08:06:12 AM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

When Recorded Mail To:  
CW The Views 1, LLC  
1222 Legacy Crossing Blvd., #6  
Centerville, Utah 84014

#123886-Btr

**STATE OF UTAH PATENT NO. 20658**

**WHEREAS**, CW THE VIEWS 1, LLC, a Utah Limited Liability Company, 1222 West Legacy Crossing Boulevard, Suite 400, Centerville, Utah 84014 has heretofore purchased from the STATE OF UTAH through the 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, Development Lease No 1075, and the laws of the State duly enacted in relation thereto, the sum of Four Hundred Ninety Nine Thousand Two Hundred Sixty Six Dollars and Ninety Seven Cents (\$499,266.97) 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, 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, oil, gas and other mineral deposits, except for oil and gas previously reserved to the United States, if any, 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

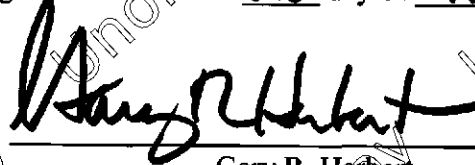
Subject to the following encumbrances: Easement No. 1869 between State of Utah Institutional Trust Lands Administration and Washington City dated October 6, 2014, recorded in the Washington County Recorder's Office as Document #20150006166; also

Subject to (i) Amended and Restated Residential Declaration of Covenants, Conditions and Restrictions for Coral Canyon recorded on April 3, 2002 as Entry No. 759602 in Book 1459 Page 1213, as amended, and (ii) the Tract Declaration recorded on December 30, 2015 as Entry No. 20150045024; also.

Subject to (i) any and all other existing rights of way and easements of any kind and any right, interest, reservation, encumbrance, and exception appearing of record or contained in any plat or declaration, (ii) exceptions and reservations contained in federal patents and clear lists, (iii) 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 and (iv) all reservations and encumbrances set forth in Development Lease No. 1075.

IN TESTIMONY WHEREOF, I affix my signature. Done this 26 day of March, 2020.

By the Governor:

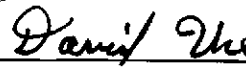


Gary R. Herbert

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 46, Page 58  
Certificate of Sale No. 26873  
Fund: School/USU

**EXHIBIT A**

**VIEWS AT CORAL CANYON PROPOSED PHASE 3 BOUNDARY DESCRIPTION**

BEGINNING AT A POINT  $S0^{\circ}56'40''W$ , 2149.82 FEET ALONG THE SECTION LINE (BETWEEN THE NORTHEAST CORNER OF SECTION 13, T42S, R15W, SLB&M AND THE WEST 1/4 CORNER OF SECTION 18, T42S, R14W, SLB&M (BOTH MONUMENTED WITH BLM BRASS CAPS) AND EAST 880.69 FEET FROM SAID NORTHEAST CORNER OF SECTION 13, SAID POINT BEING ON THE BOUNDARY OF VIEWS AT CORAL CANYON, PHASE 2 SUBDIVISION, RECORDED AS DOCUMENT NO. 20180043200 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES:  $S33^{\circ}08'58''E$ , 125.45 FEET TO THE POINT OF CURVE OF A 1472.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS  $N34^{\circ}47'18''W$ ; THENCE SOUTHWESTERLY 31.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $1^{\circ}12'48''$ ; THENCE  $S33^{\circ}34'29''E$ , 55.00 FEET; THENCE  $S45^{\circ}57'28''E$ , 90.00 FEET; THENCE  $S44^{\circ}02'32''W$ , 125.00 FEET; THENCE  $S80^{\circ}31'43''W$ , 68.41 FEET; THENCE  $S44^{\circ}02'32''W$ , 247.52 FEET; THENCE  $S55^{\circ}51'20''E$ , 148.89 FEET; THENCE  $S63^{\circ}18'59''W$ , 104.38 FEET; THENCE  $S60^{\circ}39'21''W$ , 115.90 FEET; THENCE  $S58^{\circ}12'10''W$ , 270.92 FEET; THENCE  $S21^{\circ}07'29''W$ , 72.78 FEET; THENCE  $N68^{\circ}52'31''W$ , 55.00 FEET; THENCE  $S58^{\circ}12'10''W$ , 184.68 FEET; THENCE  $N59^{\circ}32'51''W$ , 58.63 FEET; THENCE  $N30^{\circ}27'09''E$ , 147.48 FEET; THENCE  $N24^{\circ}12'29''E$ , 361.25 FEET TO THE POINT OF CURVE OF A 700.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS  $S69^{\circ}17'43''E$ ; THENCE NORTHEASTERLY 538.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $44^{\circ}02'39''$  TO THE POINT OF CURVE OF A 1347.50 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 226.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $9^{\circ}38'00''$  TO THE POINT OF BEGINNING.

CONTAINING 7.615 ACRES.