

Patent Page 1 of 4
Russell Shirts Washington County Recorder
11/13/2020 12:00:44 PM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

When recorded mail to:

Desert Color St. George, LLC
205 East Tabernacle St. #2
St. George, UT 84770
Attn: Mr. Mitch Dansie

File No. 363-6085496
APN: Part of SG-53-31-433-SLL

STATE OF UTAH PATENT NO. 20695

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WHEREAS, DESERT COLOR ST. GEORGE, LLC, a Utah limited liability company, 730 North 1500 West, Orem, Utah 84057 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, DESERT COLOR ST. GEORGE, LLC has paid for said lands, pursuant to the conditions of said sale, the sum of One million Five Hundred Eighty-Three Thousand Eight Hundred Eighty-Eight Dollars and Zero Cents (\$1,583,888.00).

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 of the State of Utah, hereby granting, without warranty, unto DESERT COLOR ST. GEORGE, LLC, a Utah limited liability company, the tract or parcel of land, situated in the County of Washington, State of Utah, more particularly described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the above described and granted premises unto the said DESERT COLOR ST. GEORGE, LLC, a Utah limited liability company, and to its successors and assigns forever.

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

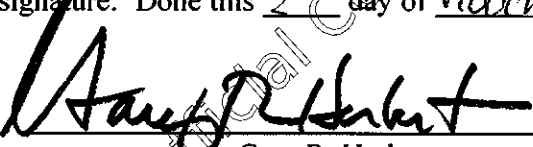
Subject to any valid, existing easements and rights of way of any kind; any right, interest, reservation or exception appearing of record; all rights of way for roads, ditches, canals, tunnels, telephone and transmission lines that have been or may be constructed by the United States as provided by statute; and all reservations and encumbrances set forth in the Development Lease; also

Subject to Easement Nos. 2329 and 2305 to the City of St. George for public utilities.

Subject to the Declaration of Covenants, Conditions, Restrictions, Easements, Terms and Reservations for Desert Color Community, as may be amended from time to time.

IN TESTIMONY WHEREOF, I affix my signature. Done this 2nd day of November,
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 95
Certificate of Sale No. 26906
Fund: School

Exhibit A
To Patent No. 20695

Legal Description of Property

A parcel of land located in the Southwest Quarter of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, being more particularly described as follows:

Beginning at a point that lies North 01°15'53" East 747.70 feet and West 93.66 feet from the South Quarter Corner of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian; Running thence South 67°13'33" West 112.90 feet; thence South 22°46'27" East 25.48 feet to the North Line of Auburn Hills Phase 3A, as on file in the Washington County Recorders Office; thence Westerly long said North Line the following Six (6) Courses: 1) southwesterly along a 49.00 foot radius non-tangent curve to the left, (long chord bears South 55°34'58" West a distance of 19.78 feet, center point lies South 22°46'27" East, through a central angle of 23°17'09") 19.91 feet, 2) southwesterly along a 31.00 foot radius reverse curve to the right, (long chord bears South 55°34'58" West a distance of 12.51 feet, center point lies North 46°03'37" West, through a central angle of 23°17'09") 12.60 feet, 3) South 67°13'33" West 211.87 feet, 4) westerly along a 325.50 foot radius curve to the right, (long chord bears South 80°31'28" West a distance of 149.75 feet, center point lies North 22°46'27" West, through a central angle of 26°35'51") 151.10 feet, 5) North 86°10'36" West 225.46 feet, and 6) northwesterly along a 26.00 foot radius curve to the right, (long chord bears North 41°10'36" West a distance of 36.77 feet, center point lies North 03°49'24" East, through a central angle of 90°00'00") 40.84 feet; thence North 03°49'24" East 177.02 feet; thence northerly along a 624.00 foot radius curve to the right, (long chord bears North 15°15'16" East a distance of 247.34 feet, center point lies South 86°10'36" East, through a central angle of 22°51'44") 248.99 feet; thence North 26°41'08" East 153.29 feet; thence northeasterly along a 26.00 foot radius curve to the right, (long chord bears North 43°49'19" East a distance of 15.32 feet, center point lies South 63°18'52" East, through a central angle of 34°16'23") 15.55 feet; thence South 64°16'27" East 106.16 feet; thence easterly along a 200.00 foot radius curve to the left, (long chord bears South 68°48'19" East a distance of 31.60 feet, center point lies North 25°43'33" East, through a central angle of 09°03'44") 31.63 feet; thence South 73°20'12" East 222.53 feet; thence East 87.18 feet; thence South 24°10'17" East 320.67 feet; to the point of beginning.

Containing 301,692 square feet or 6.93 acres.

END