

Patent Page 1 of 3

Gary Christensen, Washington County  
Recorder02/04/2021 01:55:01 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

WHEN RECORDED MAIL TO:

CW THE VIEWS 1, LLC  
1222 W. Legacy Crossing Blvd. #6  
Centerville, Utah 84014

(374) 2-BHF

W-PL

**STATE OF UTAH PATENT NO. 20719**

**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 Seven Hundred Eighty Nine Thousand Four Hundred Ninety Nine Dollars and Forty One Cents (\$789,499.41) and all legal interest thereon accrued, as fully appears by the certificate of sale.

**NOW THEREFORE I**, SPENCER J. COX, 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

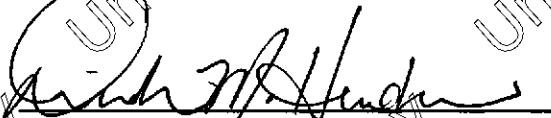
Subject to (i) any and all other existing rights of way and easements of any kind and any right, interest, reservation, encumbrance, and exception appearing of record or contained in any plat or declaration, (ii) exceptions and reservations contained in federal patents and clear lists, (iii) all rights 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 29<sup>th</sup> day of January, 2021.

By the Governor:

  
Spencer J. Cox

Attested:

  
Deidre M. Henderson  
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 119  
Certificate of Sale No. 26934  
Fund: USU

**EXHIBIT A**  
**PATENT NO. 20719**

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

**VIEWS AT CORAL CANYON PHASE 4 LOT AREA BOUNDARY DESCRIPTION**

BEGINNING AT A POINT S0°53'56"W, 75.28 FEET ALONG THE SECTION LINE (BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 18) AND EAST 1022.25 FEET FROM THE WEST 1/4 CORNER OF SECTION 18, T42S, R14W, SLB&M, 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 THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 2 SUBDIVISION; THENCE S45°57'28"E, 246.54 FEET ALONG SAID BOUNDARY; THENCE S63°18'59"W, 133.92 FEET TO THE POINT OF CURVE OF A 555.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S48°08'03"W; THENCE SOUTHEASTERLY 61.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°20'10"; THENCE N63°18'59"E, 267.61 FEET; THENCE N78°09'47"E, 43.65 FEET TO THE POINT OF CURVE OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S33°42'02"W, SAID POINT BEING ON THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 2 SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTHEASTERLY 20.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°00'43"; THENCE S22°42'44"W, 29.00 FEET TO THE POINT OF CURVE OF A 272.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 27.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°42'22"; THENCE S61°34'53"E, 180.00 FEET; THENCE S23°58'04"W, 128.12 FEET; THENCE S61°56'41"W, 674.67 FEET; THENCE S30°46'24"E, 101.04 FEET; THENCE S59°13'36"W, 118.42 FEET TO THE POINT OF CURVE OF A 60.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S32°02'48"W; THENCE SOUTHWESTERLY 154.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 147°20'07"; THENCE S30°46'24"E, 119.92 FEET; THENCE S59°13'36"W, 195.64 FEET; THENCE N30°46'24"W, 180.00 FEET; THENCE N59°13'36"E, 2.58 FEET; THENCE N30°46'24"W, 125.30 FEET; THENCE N59°13'36"E, 8.13 FEET; THENCE N30°46'24"W, 180.31 FEET; THENCE N59°13'36"E, 24.93 FEET; THENCE N30°46'24"W, 122.32 FEET; THENCE N58°12'10"E, 270.83 FEET; THENCE N60°39'21"E, 113.23 FEET; THENCE N63°18'59"E, 351.89 FEET TO THE POINT OF CURVE OF A 500.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S53°29'17"W; THENCE NORTHWESTERLY 61.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°04'17"; THENCE S63°18'59"W, 234.65 FEET; THENCE N55°51'20"W, 148.89 FEET; THENCE N44°02'32"E, 247.52 FEET; THENCE N80°31'43"E, 68.41 FEET; THENCE N44°02'32"E, 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.691 ACRES.