

DOC ID 20090007814

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Russell Shirts Washington County Recorder

03/05/2009 12:56:56 PM Fee \$22.00 By GUARDIAN

TITLE INSURANCE AGENCY OF SOUTHERN UTAH

**STATE OF UTAH PATENT NO. 20114**

**WHEREAS**, The Nature Conservancy, a District of Columbia nonprofit corporation, 4245 N. Fairfax Dr., Arlington, VA 22203, registered to do business in Utah, 559 East South Temple, Salt Lake City UT 84102, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

**AND WHEREAS**, The Nature Conservancy 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 Forty Four Thousand Dollars and No Cent (\$444,000.00), and all legal interest thereon accrued, as fully appears by the certificate of sale;

**NOW THEREFORE I, JON M. HUNTSMAN, JR.**, 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 Nature Conservancy, a District of Columbia nonprofit corporation, and to its successors and assigns forever, the tract or parcel of land, situated in the County of Washington, State of Utah, more particularly described in Exhibit "A" attached hereto and incorporated by reference.

**TO HAVE AND TO HOLD** the described and granted premises unto The Nature Conservancy, a District of Columbia nonprofit corporation, and to its successors and assigns forever,

Excepting and reserving to the State of Utah for the benefit of the State and its successor in interest, assigns, permittees, licensees and lessees from time to time, all coal, oil and gas and other mineral deposits, along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits; also,

Excepting and reserving to the State of Utah, by and through the School and Institutional Trust Lands Administration, and its successors in interest, assigns, permittees, licensees and lessees in perpetuity, for the benefit of the general public, a trail easement generally depicted as "Hiking Trails" in Exhibit "B" attached hereto and incorporated by reference (the "Trail Easement"), which Trail Easement shall be ten (10) feet in width, shall encompass a single track, natural surface trail, and shall be for pedestrian use only, and subject to the conditions in that certain Certificate of Sale No. 26466 regarding said trail; also,

Subject to a reversionary interest held by the State of Utah as follows: In the event the State of Utah, by and through the School and Institutional Trust Lands Administration or its successor agency, pursuant to the above described mineral reservation, shall exercise the right to permit its successors in interest, assigns, permittees, licensees or lessees to prospect for, mine or remove any mineral deposits in such a manner as to defeat the ecological purposes for which The

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Nature Conservancy is acquiring the property described herein; or if for any other reason the ecological purposes put forth in that certain Certificate of Sale No. 26466 for which the Nature Conservancy is acquiring the property cease to exist; then, at written election of The Nature Conservancy, or its successor assign, title to and ownership and possession of the property described herein shall revert to the State of Utah, by and through the School and Institutional Trust Lands Administration or its successor agency; also

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.

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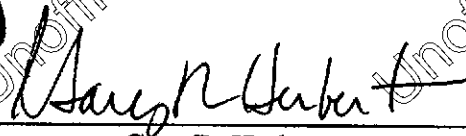
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IN TESTIMONY WHEREOF, I affix my signature. Done this 15<sup>th</sup> day of September, 2008.

By the Governor:

  
Jon M. Huntsman, Jr.

Attested:



Gary R. Herbert  
Lieutenant Governor

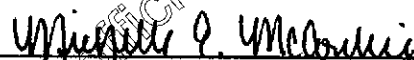


Kevin S. Carter, Director  
School and Institutional  
Trust Lands Administration



APPROVED AS TO FORM  
Mark L. Shurtleff  
Attorney General

By



Special Assistant Attorney General

Recorded Patent Book 44, Page 14  
Certificate of Sale No. 26466  
Pre Sale No. 8401  
Fund: School

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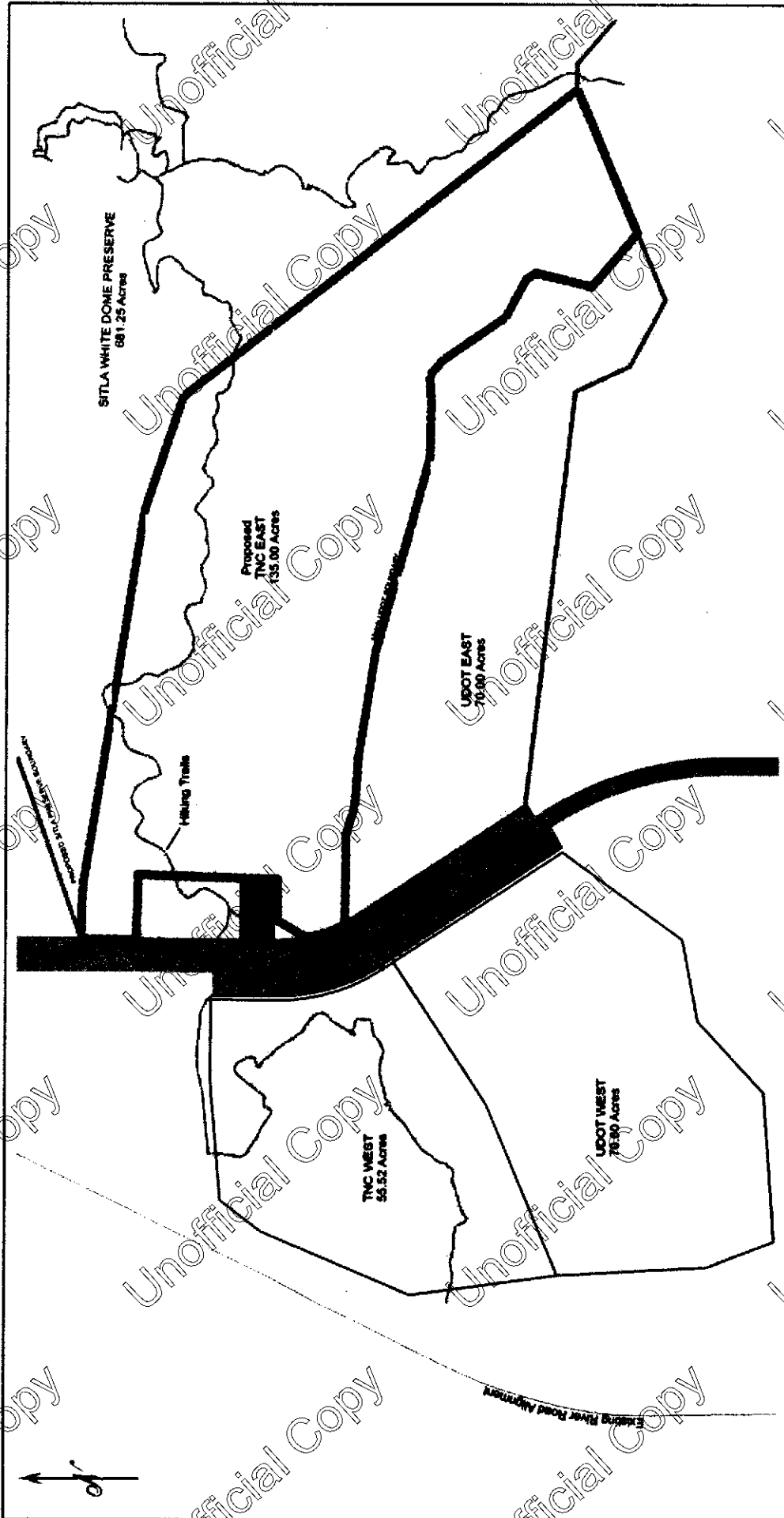
**Exhibit A**  
Legal Description of Property Conveyed

BEGINNING AT A POINT ON THE CENTER SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING S01°09'37"W 2762.50 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S80°31'41"E 674.43 FEET; THENCE S70°26'44"E 621.41 FEET; THENCE S36°56'49"E 2870.05 FEET; THENCE S65°29'18"W 861.34 FEET TO THE EASTERLY MOST CORNER OF THE EAST POPPY MITIGATION PARCEL AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS RECORD #20070056627; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID EAST POPPY MITIGATION PARCEL THE FOLLOWING 29 COURSES: N47°23'28"W 394.13 FEET; THENCE N12°22'41"E 336.80 FEET; THENCE N34°32'23"W 62.77 FEET; THENCE N36°54'12"W 3.70 FEET; THENCE N60°05'51"W 240.63 FEET; THENCE N33°00'33"W 315.94 FEET; THENCE N32°13'02"W 121.33 FEET; THENCE N49°23'04"W 108.20 FEET; THENCE S85°01'13"W 54.52 FEET; THENCE S87°49'39"W 172.01 FEET; THENCE N88°17'56"W 227.50 FEET; THENCE N73°55'14"W 165.12 FEET; THENCE N73°53'21"W 99.85 FEET; THENCE N73°54'10"W 100.63 FEET; THENCE N73°51'18"W 99.70 FEET; THENCE N73°52'56"W 99.88 FEET; THENCE N73°53'15"W 100.26 FEET; THENCE N73°52'03"W 99.41 FEET; THENCE N73°54'52"W 100.53 FEET; THENCE N73°49'32"W 99.79 FEET; THENCE N73°56'26"W 99.71 FEET; THENCE N73°52'57"W 38.75 FEET; THENCE N79°47'57"W 30.67 FEET; THENCE N79°52'56"W 199.69 FEET; THENCE N79°51'38"W 299.67 FEET; THENCE N79°53'17"W 48.74 FEET; THENCE N87°25'39"W 263.74 FEET; THENCE N72°35'37"W 159.48 FEET; THENCE N89°43'04"W 493.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RIVER ROAD AS SHOWN ON THE RIVER ROAD EXTENTION ROADWAY DEDICATION PLAT AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT #20070050838, SAID POINT ALSO BEING ON THE ARC OF A 870.18 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N62°07'03"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.44 FEET THROUGH A CENTRAL ANGLE OF 15°10'23"; THENCE LEAVING SAID EAST RIGHT OF WAY LINE AND RUNNING N28°46'56"E 202.10 FEET; THENCE N89°35'01"E 226.17 FEET; THENCE N01°11'09"E 813.38 FEET; THENCE N88°41'44"W 357.91 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID RIVER ROAD; THENCE N00°16'15"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 319.74; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND RUNNING S88°44'53"E 282.10 FEET; THENCE S80°31'41"E 1416.69 FEET TO THE POINT OF BEGINNING.

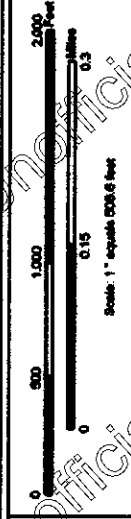
CONTAINING 135.00 ACRES, MORE OR LESS.

(SG - 6745 - TR & PL)





Township 43 South  
 Range 15 West Sections 28 & 29  
 Salt Lake Base and Meridian  
 Prepared by Noah Steele May 7, 2008  
 Data represented on this map is for  
 REFERENCE USE ONLY



### TNC Proposed Purchase Washington County, Utah

State of Utah  
 School and Institutional  
 TRUST LANDS ADMINISTRATION  
 675 East 500 South, Suite 501  
 Salt Lake City, Utah 84102-2819

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**NOTICE OF GRANT**  
**(SITLA-TNC Patent No. 20114)**

This property was acquired in part with grant funds provided by the U.S. Department of Interior, Fish and Wildlife Service, pursuant to Section 6 of the Endangered Species Act, and will be managed for the purpose of this grant, in accordance with applicable Federal and State law. Property may not be encumbered, disposed of in any manner, or used for proposes inconsistent with the Program for which it was acquired without the prior written approval of the Regional Director, U.S. Fish and Wildlife Service, Region 6, Denver, Colorado.