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Russell Shirts Washington County Recorder
12/01/2009 01:51:38 PM Fee \$18.00 By
Guardian Title Insurance Agency of Southern
Utah

STATE OF UTAH PATENT NO. 20155

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 Five Hundred Thirty Five Thousand Dollars and No Cents (\$535,000.00), 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 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, licenses 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 "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. 26499 regarding said trail; also,

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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 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. 26499 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.

[Remainder of page left intentionally blank]

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IN TESTIMONY WHEREOF, I affix my signature. Done this 12 day of November, 2009.

By the Governor: [Signature]
Gary R. Herbert

Attested: [Signature]
Gregory S. Bell
Lieutenant Governor

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



APPROVED AS TO FORM
Mark L. Shurtleff
Attorney General

By [Signature]
Special Assistant Attorney General

Recorded Patent Book 44, Page 55
Certificate of Sale No. 26499
Pre Sale No. 8459
Fund: School

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Exhibit A
Legal Description of Property Conveyed

TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M
SECTIONS 28 & 29: (within)

PARCEL 3 - 161.000 ACRES, MORE OR LESS

BEGINNING AT A POINT S1°11'28"W, 646.76 FEET ALONG THE SECTION LINE AND EAST 354.32 FEET FROM THE NORTHWEST CORNER OF SECTION 28, T43S, R15W, SLB&M, RUNNING THENCE S1°12'29"W, 2627.53 FEET; THENCE N88°49'33"W, 1568.14 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LAND OWNED BY "THE NATURE CONSERVANCY" AS DESCRIBED IN DOCUMENT NO. 20090007814 OF THE RECORDS OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: N36°56'49"W, 271.93 FEET; THENCE N70°26'44"W, 621.41 FEET; THENCE N80°31'41"W, 2091.11 FEET; THENCE N88°44'53"W, 282.10 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF RIVER ROAD AS SHOWN AND DESCRIBED ON DOCUMENT NO. 20070050838 OF THE RECORDS OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: N0°16'15"E, 383.25 FEET TO THE POINT OF CURVE OF AN 862.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS S89°43'45"E; THENCE NORTHEASTERLY 227.73 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'12"; THENCE N15°24'27"E, 4.36 FEET; THENCE N74°35'33"W, 88.00 FEET; THENCE N15°24'27"E, 333.61 FEET; THENCE S74°35'33"E, 1422.15 FEET; THENCE N69°27'26"E, 3532.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 161.000 ACRES, MORE OR LESS.

Exhibit B
Depiction of Reserved Trail

