

When recorded return to:  
K & G Westridge L.C.  
1253 E. Chokeberry  
St. George, Utah 84790

00881122 Bk 1640 Pg 2038  
RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
2004 MAY 25 11:55 AM FEE \$14.00 BY AMH  
FOR: SOUTHERN UTAH TITLE CO

## STATE OF UTAH PATENT NO. 19673

**WHEREAS**, K & G WESTRIDGE, L.C., a Utah limited liability company, 1253 East Chokeberry, St. George, Utah 84790 has heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State:

**AND WHEREAS**, the said K & G WESTRIDGE, L.C., has paid the State of Utah for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00), and all legal interest thereon accrued, as fully appears by the certificate of sale;

**NOW THEREFORE, I, OLENE S. WALKER**, 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 K & G WESTRIDGE, L.C., a Utah limited liability company and to its successors and assigns forever, the following tract or parcel of land, situated in the County of Washington, State of Utah, to-wit (the "Parcel"):

Township 43 South, Range 15 West, SLB&M:  
Section 17: more particularly described as follows:

Beginning at a point North 88°45'22" West, 1187.23 feet along the Section Line and North 0°00'00" East 225.25 feet from the South Quarter Corner of Section 17, Township 43 South, Range 15 West, Salt Lake Base and Meridian; and running thence North 20°38'11" West 656.56 feet; thence North 63°57'53" West 107.50 feet; thence South 51°04'03" West 336.80 feet; thence South 35°25'20" East 662.44 feet to a point on a 1450.00 foot radius curve to the right; said point being on the North Right-of-Way Line for Commerce Drive (bearing to radius point is South 28°00'31" East); thence Northeasterly through a central angle of 8°53'27" and along the arc of said curve 225.00 feet to the point of beginning.

Contains 5.00 acres more or less.

**TO HAVE AND TO HOLD**, the above described and granted premises unto the said K & G WESTRIDGE, L.C., a Utah limited liability company and to its successors and assigns forever,

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

Subject to the effect of that certain Notice of Adoption of Final Economic Development Plan for the Ft. Pierce Economic Development Project Area, Phase I executed by St. George Redevelopment Agency, recorded December 18, 1998, as Entry No. 629190, in Book 1293, at Pages 575-576, Official Washington County Records (affects this and other property).

Amended Notice and Recording Statement for the Amended Ft. Pierce Economic Development Project Area #2, recorded March 19, 2002, as Entry No. 757703, in Book 1456, at Pages 2539-2540, Official Washington County Records; also,

Subject to the effect of the Covenants, Conditions and Restrictions recorded May 11, 1999, as Entry No. 646930, in Book 1333 at Pages 1234-1244, and Declaration of Annexation thereto recorded December 28, 1999, as Entry No. 671704, in Book 1355, at Page 2295, and Amendment thereto recorded April 5, 2002, as Entry No. 760033, in Book 1459, at Pages 2588-2589, and Amendment thereto recorded June 3, 2002, as Entry No. 767360, in Book 1468, at Pages 1358-1370, Official Washington County Records (affects this and other property); also,


Subject to a 15.0 foot drainage and public utilities easement along the Southerly Line as set forth on the Official Plat of "Commerce Drive Extension", recorded as Entry No. 828420; also,

Subject to a perpetual public utilities and drainage easement to use, install, operate, maintain, repair, and replace utility and drainage facilities, in, upon and along real property being more fully described as follows: 10.0 feet in width along the North, West and East boundary lines and 15.0 feet in width along the South boundary of the Parcel.

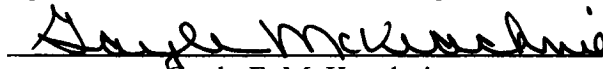
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IN TESTIMONY WHEREOF, I affix my signature. Done this 19th day of May, 2004.

By the Governor:

  
Olene S. Walker

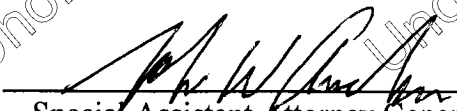
Attested:

  
Gayle F. McKeachnie  
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 41 Page 173  
Certificate of Sale No. 25885  
Fund: School