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SOUTHERN UTAH TITLE COMPANY
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Russell Smiths Washington County Recorder
4/27/06 2:02 PM Fee \$ 16.00 By SOUTHERN UTAH TITLE CO



STATE OF UTAH PATENT NO. 19905

WHEREAS, SUNCOR DEVELOPMENT COMPANY, an Arizona Corporation, having its offices at 3838 North Central Avenue, Suite 1500, Phoenix AZ 85012-1902, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

AND WHEREAS, the said SUNCOR DEVELOPMENT COMPANY has paid for said lands, pursuant to State of Utah Development Agreement No. 610, by and between the State of Utah, School and Institutional Trust Lands Administration and SunCor Development Company, and in compliance with the laws and regulations of the State duly enacted in relation to the sale of State trust lands, all money owed, 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 said SUNCOR DEVELOPMENT 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:

Township 42 South, Range 14 West, SLB&M
Sections: 4 and 5

Beginning at a point which is North 89°21'09" West 531.43 feet along the South Section line and North 00°21'16" East 35.24 feet along the West Section line from the Northwest Corner of Section 9, Township 42 South, Range 14 West, Salt Lake Base and Meridian; said point also being on the Coral Canyon Golf Course boundary; thence along said Coral Canyon Golf Course for the following nine (9) courses: North 00°21'16" East 453.98 feet; thence North 56°24'38" West 105.91 feet; thence South 72°14'12" West 217.45 feet; thence North 35°00'03" West 121.41 feet; thence North 40°12'16" East 243.50 feet; thence North 23°26'49" East 193.87 feet; thence North 38°33'08" East 122.69 feet; thence North 52°48'48" West 126.66 feet; thence South 58°55'09" West 53.36 feet; thence North 31°04'51" West 145.73; thence North 42°43'41" East 191.24 feet; thence South 47°16'19" East 52.56 feet to the point of curvature of a 249.10 foot radius curve concave to the left; thence Northeasterly 369.58 feet along the arc of said curve through a central angle 85°00'30" to the point of tangency; thence North 47°43'12" East 359.23 feet to the Southerly Right-of-Way of State Route 9; said point being a point on the arc of a 2109.86 foot radius curve concave to the left, the radius point of which bears North 21°16'27" East;

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thence Southeasterly along said State Route 9 Right-of-Way 454.19 feet along the arc of said curve through a central angle of $12^{\circ}20'03''$ to a point of non-tangency; thence South $35^{\circ}00'00''$ West 377.27 feet to the point of curvature of a 200.00 foot radius curve concave to the left, thence Southwesterly 122.17 feet along the arc of said curve through a central angle of $35^{\circ}00'00''$ to the point of tangency; thence South $00^{\circ}00'00''$ East 142.05 feet to the point of curvature of a 472.50 foot radius curve concave to the right; thence Southwesterly 337.02 feet along the arc of said curve through a central angle of $40^{\circ}52'03''$ to the point of compound curvature of a 14.00 foot radius curve concave to the right, the radius point of which bears North $49^{\circ}07'57''$ West; thence Southwesterly 23.26 feet along the arc of said curve through a central angle of $95^{\circ}11'35''$ to the point of tangency; thence North $43^{\circ}56'22''$ West 7.77 feet; thence South $46^{\circ}03'38''$ West 55.00 feet to the point of curvature of a 14.00 foot radius curve concave to the right, the radius point of which bears South $46^{\circ}03'38''$ West; thence Southwesterly 20.07 feet along the arc of said curve through a central angle of $82^{\circ}09'14''$ to the point of reverse curvature of a 290.00 foot radius curve concave to the left, the radius point of which bears South $51^{\circ}47'08''$ East; thence Southeasterly 254.06 feet along the arc of said curve through a central angle of $50^{\circ}11'39''$ to the point of reverse curvature of a 25.00 foot radius curve concave to the right, the radius point of which bears South $78^{\circ}01'13''$ West; thence Southwesterly 37.88 feet along the arc of said curve through a central angle of $86^{\circ}49'07''$ to a point on the Highway 91 Realignment recorded on October 14, 1997 as entry No. 579572, Book 1141, Page 84, in the office of the Washington County Recorder in said County State of Utah, said point being a point of reverse curvature of a 1250.00 foot radius curve concave to the left, the radius point of which bears South $15^{\circ}09'40''$ East; thence Southwesterly 480.99 feet along the arc of said curve through a central angle of $22^{\circ}02'49''$ the radius point of which bears South $37^{\circ}12'28''$ East, said point also being the point of beginning.

Containing 22.18 acres, more or less

TO HAVE AND TO HOLD, the above described and granted premises unto the said SUNCOR DEVELOPMENT COMPANY and to its successors and assigns forever;

Excepting and reserving all coal and other mineral deposits (other than oil and gas, which was previously reserved to the United States) 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 easement or 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 authority of the United States as provided by Statute; also,

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Subject to liability to assessments levied by the Washington County for Ash Creek Special Service District, for the purposes of Annexing certain properties into the Ash Creek Special Service District, as disclosed by Resolution recorded October 16, 1985, as Entry No. 283078, in Book 390, at Pages 907-916, Official Washington County Records, (Affects this and other property); also,

Subject to applicable exceptions, reservations and subjections as set forth in U.S. Department of the Interior/BLM Utah Clear List No. 43, recorded May 9, 1986, as Entry No. 294064, in Book 411, at Pages 991-992, Official Washington County Records, viz: (Also shows as Note No. 2, on the ALTA/ASCM Survey dated July 1, 1998, Job No. 2403-98 by Rosenberg Associates) (Affects this and other property); also,

Subject to applicable exceptions, reservations and subjections as set forth in U.S. Department of the Interior/BLM Utah Clear List No. 18, recorded January 19, 1989, as Entry No. 343020, in Book 509, at Pages 778-780, Official Washington County Records, viz: (Also shows as Note No. 3, on the ALTA/ASCM Survey dated July 1, 1998, Job No. 2403-98 by Rosenberg Associates); also,

Subject to the terms and conditions of that certain Standard Construction Agreement, dated April 20, 1999, executed by and between Suncor Development Company (Owner) and Progressive Contracting Inc., a Utah Corporation (Contractor), recorded May 7, 1999, as Entry No. 646579, in Book 1333, at Pages 202-240, Official Washington County Records; also,

Subject to the terms and conditions of that certain Development Agreement, dated June 24, 1999, by and between Washington City, a Utah municipal Corporation (the "City"), and Suncor Development Company, an Arizona Corporation (the "Developer"), recorded July 2, 1999, as Entry No. 653937, in Book 1339, at Pages 1456-1471 of Official Records; also,

Subject to liability to assessments levied by the Washington County for the Coral Canyon Special Service District, as disclosed by Resolution No. 2004-14 and by Instrument recorded August 10, 2000, as Entry No. 693272, in Book 1376, at Pages 2270-2303, and re-recorded May 18, 2001, as Entry No. 721893, in Book 1409, at Pages 1365-1399, Official Washington County Records. (Affects this and other property)


IN TESTIMONY WHEREOF, I affix my signature. Done this 22nd day of March, 2006

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



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Certificate of Sale No. 26352
Fund: Miners Hospital