



00513012 Bk00995 Pg01217-01219

PATSY CUTLER - IRON COUNTY RECORDER
2005 SEP 30 15:39 PM FEE \$18.00 BY PTC
REQUEST: FIRST AMERICAN TITLE/CEDAR CITY

**STATE OF UTAH
EXCHANGE PATENT NO. 19781**

C-PL

WHEREAS, TWIN OAKS, INC., a Utah Corporation, 2667 Santa Clara Blvd., Santa Clara, Utah 84765, has filed with the State of Utah, School and Institutional Trust Lands Administration, an offer to exchange certain private lands for the state trust lands hereinafter described;

AND WHEREAS, the said offer by TWIN OAKS, INC, complies with the Land Exchange Agreement (Exchange No. 311) dated September 9th, 2005;

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 to TWIN OAKS, INC., a Utah Corporation, and to its successors and assigns forever, the following tracts or parcels of state trust land, situated in the County of Washington, State of Utah, to-wit:

Township 38 South, Range 10 West, SLB&M
Section 19: Lot 10, Lot 11, Lot 22, and Lot 23

Containing 160.00 acres, more or less.

Township 38 South, Range 11 West, SLB&M
Section 22: NE $\frac{1}{4}$

Containing 160.00 acres, more or less.

Total Acreage Containing 320.00 acres, more or less.

TO HAVE AND TO HOLD the above described and granted premises unto the said TWIN OAKS, INC., a Utah Corporation, and to its successors and assigns forever,

Excepting and reserving to the State of Utah 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,

Excepting and reserving to the State of Utah an easement across the property for the benefit of the Trust Lands Administration, its successors in interest, assigns, permittees and

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lessees, as may be necessary and reasonable to access lands administered by the School and Institutional Trust Lands Administration; also

Subject to any valid, existing easement or right 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.

FOR AND IN CONSIDERATION of the receipt of private lands hereinafter described, situated in the County of Iron, State of Utah, to-wit:

Township 35 South, Range 11 West, SLB&M
Section 26: within, more particularly described as follows:

BEGINNING N89°44'40"W, 185.97 FEET ALONG THE SECTION LINE AND N00°00'00"E, 37.85 FEET FROM THE S.E. CORNER OF SECTION 26, T35S, R11W, SLM; THENCE S41°16'18"W, 179.39 FEET; THENCE S27°08'29"W, 337.15 FEET; THENCE S86°58'42"W, 42.44 FEET; THENCE N89°15'36"W, 196.04 FEET; THENCE N49°57'33"W, 120.11 FEET; THENCE N17°52'31"E, 428.61 FEET TO THE SOUTH EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID RIGHT OF WAY LINE N56°50'56"E, 165.28 FEET; THENCE S33°09'04"E, 190.52 FEET; THENCE N54°10'05"E, 182.59 FEET TO A POINT ON THE SOUTH WESTERLY RIGHT OF WAY LINE OF CANYON CENTER DRIVE, BEING A POINT OF NON-TANGENT CURVATURE TO THE LEFT HAVING A RADIUS OF 533.00 FEET AND A CENTRAL ANGLE OF 12°52'04" (RADIUS POINT BEARS N54°10'05"E); THENCE ALONG SAID CURVE AND RIGHT OF WAY LINE 119.70 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 20 FOOT WIDE SEWER AND PUBLIC UTILITIES EASEMENT THE CENTER LINE OF WHICH IS PRESCRIBED AS FOLLOWS: BEGINNING N89°44'40"W, 360.84 FEET ALONG THE SECTION LINE AND N00°00'00"E, 269.13 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, T35S, R11W, SLM; THENCE S56°50'56"W, 343.56 FEET; THENCE S17°52'31"W, 697.23 FEET TO THE NORTH BOUNDARY OF NICHOLS CANYON ROAD AND POINT OF ENDING.

Containing 4.592 acres, more or less.

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IN TESTIMONY WHEREOF, I affix my signature. Done this 19th day of
September, 2005.

By the Governor: *Jon M. Huntsman, Jr.*
Jon M. Huntsman, Jr.

Attested: *Gary R. Herbert*
Gary R. Herbert
Lieutenant Governor



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

APPROVED AS TO FORM
Mark L. Shurtleff
Attorney General

By *Michelle E. McConkie*
Special Assistant Attorney General

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Fund: Normal School 240.00 acres
Reservoir 80.00 acres