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AFTER RECORDING RETURN TO:

IVORY SOUTHERN, LLC
978 E. Woodoak Lane
Salt Lake City, UT 84117

DOC # 20070046516

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Russell Shirts Washington County Recorder
09/18/2007 03:46:05 PM Fee \$ 14.00
By SOUTHERN UTAH TITLE CO



Tax ID NO. SG-EAHV-1-21

STATE OF UTAH PATENT NO. 19989-12-21
Estates at Hidden Valley-Phase 1, a residential subdivision
Lot 21

WHEREAS, IVORY SOUTHERN, LLC, a Utah limited liability company, having its offices located at 3143 South 840 East, St. George, Utah 84790, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State;

AND WHEREAS, the said IVORY SOUTHERN, LLC has paid for said lands all money owed and all legal interest thereon accrued, pursuant to that certain Development Lease Number 754, dated May 8, 2006, and complied with the conditions of said sale, and the laws of the State duly enacted in relation thereto, as fully appears by the certificate of the proper officer.

NOW THEREFORE, I, KEVIN S. CARTER, Director of the School and Institutional Trust Lands Administration, 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 IVORY SOUTHERN, LLC, 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 43 South, Range 15 West, SLB&M; Section 18

All of Lot 21 of the Estates of Hidden Valley-Phase 1, a residential subdivision according to the plat of record filed on January 3, 2007, as Entry No. 20070000314,
records of Washington County, Utah,

Containing 0.17 acres, more or less

TO HAVE AND TO HOLD the above described and granted premises unto the said IVORY SOUTHERN, LLC, and to its successors and assigns forever;

Excepting and reserving 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, provided the State or other authorized persons do not enter upon or use the surface or any part of the premises above a depth of 500 feet below the surface and provided the State or other authorized persons retain all appropriate structural support of the premises; also,

Subject to an easement across the property for utilities as shown on the recorded plat map;
also,

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Subject to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Hidden Valley at St. George, as recorded on January 26, 2007, as Entry No. 20070004364, records of Washington County, Utah; also,

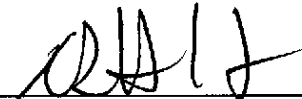
Subject to the Amended and Restated Neighborhood Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Estates at Hidden Valley, as recorded on January 26, 2007, as Entry No. 20070004367, records of Washington County, Utah; also,

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.

IN TESTIMONY WHEREOF, I affix my signature. Done this 31st day of January 2007.

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

By



APPROVED AS TO FORM
Mark L. Shurtleff
Attorney General

By

_____/s/_____

Michelle E. McConkie
Special Assistant Attorney General

Approved by memo dated January 17, 2007

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STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 31st day of January 2007, personally appeared before me Kevin S. Carter, who being by me duly sworn did say that he is the Director of the School and Institutional Trust Lands Administration of the State of Utah, and the signer of the above instrument, who duly acknowledged that he executed the same.

Given under my hand and seal this 31st day of January 2007.

My commission expires: *10-18-09*

Cory L. Beardall

Notary Public, residing at: Salt Lake

