

When Recorded return to:  
Ivory Southern LLC  
978 East Woodoak Ln  
Salt Lake City UT 84117

**DOC # 20080019209**

Patent Page 1 of 3  
Russell Shirts Washington County Recorder  
05/09/2008 02:49:26 PM Fee \$ 14.00  
By SOUTHERN UTAH TITLE CO



Tax ID No. SG-EAHV-2-67

**STATE OF UTAH PATENT NO. 20034-15-67**  
Estates at Hidden Valley Phase 2  
**Lot 67**

**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 67 of the Estates at Hidden Valley Phase 2 according to the plat of record filed on June 27, 2007, 2007, as Entry No. 20070033154, records of Washington County, Utah,

Containing 0.31 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,

**PATENT NO. 20034-15-67**

Page 2

Subject to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Hidden Valley at St. George, as recorded on or about June 25, 2007, as Entry No. 20070032840, records of Washington County, Utah; also,

Subject to the Hidden Valley and Fossil Hills Planned Development Zone Plan; 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 11 day of January 2008.

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 August 1, 2007

Recorded Patent Book S-5 Page 67  
Certificate of Sale No. 26441-15-67  
Fund: School

**PATENT NO. 20034-15-67**

Page 3

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

On the 11 day of JANUARY 2008, 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 11 day of JANUARY 2008.

My commission expires: 5/25/2010

Alice Kearney  
Notary Public, residing at: Salt Lake

