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DOC # 20130030400

Patent Page 1 of 5
Russell Shirts Washington County Recorder
08/09/2013 02:23:39 PM Fee \$ 21.00
By SOUTHERN UTAH TITLE CO



**AMENDED AND RESTATED
STATE OF UTAH PATENT NO. 20261**

WHEREAS, QUALITY DEVELOPMENT, LLC, a Utah limited liability company, 113 East 200 North, #2, St. George, Utah 84770, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

AND WHEREAS, the said QUALITY DEVELOPMENT, LLC has paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of One Million Forty Thousand Four Hundred Dollars and No Cents (\$1,040,400.00), and all legal interest thereon accrued, as fully appears by the certificate of sale;

AND WHEREAS, State of Utah Patent No. 20261, issued on May 31, 2013 contained an error in the entity designation of grantee, which is herein corrected;

NOW THEREFORE I, GARY R. HERBERT, 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 QUALITY DEVELOPMENT, LLC, a Utah limited liability company, and to its successors and assigns forever, the tract or parcel of land, situated in the County of Washington, State of Utah, more particularly described in **Exhibit A**.

TO HAVE AND TO HOLD the above described and granted premises unto the said QUALITY DEVELOPMENT, LLC, a Utah limited liability company, and to its successors and assigns forever,


Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all coal and other mineral deposits (and subject to any prior reservation of minerals, including oil and gas, to the United States), along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits, provided that any such prospecting for, mining or removal of its portion of mineral deposits shall occur laterally and not from the surface of the Property and that subsurface support of the Property shall be retained; also


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Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, including but not limited to reservations and exceptions in prior conveyances from the United States, subject to Easement No. 876 issued to Dixie-Escalante Rural Electric Association, Inc. and Easement No. 1542 issued to the City of St. George, 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.

IN TESTIMONY WHEREOF, I affix my signature. Done this 31 day of July,
2013.

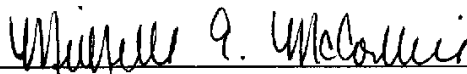
By the Governor: 
Gary R. Herbert

Attested: 
Gregory S. Bell
Lieutenant Governor


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



APPROVED AS TO FORM
John E. Swallow
Attorney General

By 
Special Assistant Attorney General

Recorded Patent Book S-4, Page 161
Certificate of Sale No. 26576
Fund: School 79.47%
U of U 20.53%

Exhibit A
(Legal Description of Conveyed Property)

Open Space/Undevelopable Takedown 1-Parcel A

BEGINNING AT A POINT S 1°09'50" W 2402.78 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N 34°01'25" E 258.44 FEET ; THENCE S 55°58'35" E 311.44 FEET; THENCE S 34°53'18" W 184.33 FEET; THENCE S 17°54'54" W 140.08 FEET; THENCE N 88°49'13" W 259.12 FEET; THENCE N 1°09'50" E 239.27 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.796 acres, more or less

Open Space/Undevelopable Takedown 1-Parcel B

BEGINNING AT A POINT S 1°09'50" W 1245.44 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 88°50'10" E; THENCE NORTHEASTERLY 39.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°09'12" TO A POINT ON A 175.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 1°19'02" E; THENCE NORTHEASTERLY 140.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°52'08"; THENCE N 45°26'54" E 450.83 FEET; THENCE N 67°21'45" E 172.03 FEET; THENCE N 75°29'59" E 263.94 FEET; THENCE S 26°49'19" E 258.61 FEET; THENCE S 46°52'16" W 98.98 FEET; THENCE N 42°36'37" W 126.11 FEET; THENCE N 80°45'28" W 70.15 FEET; THENCE S 59°27'00" W 62.24 FEET; THENCE S 43°58'57" W 93.17 FEET; THENCE S 60°17'07" W 108.23 FEET; THENCE S 23°03'25" W 91.23 FEET; THENCE S 45°01'28" W 103.14 FEET; THENCE S 71°32'41" W 100.11 FEET; THENCE S 67°00'28" W 193.92 FEET; THENCE S 39°26'38" W 134.65 FEET; THENCE S 34°18'50" W 141.79 FEET; THENCE S 19°00'58" W 78.64 FEET TO A POINT ON THE WEST SECTION LINE OF SAID SECTION 15; THENCE N 1°09'50" E 383.18 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 5.562 acres, more or less

Open Space/Undevelopable Takedown 1-Parcel C

BEGINNING AT A POINT S 1°09'50" W 1132.58 FEET ALONG THE SECTION LINE AND S 88°50'10" E 946.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON A 4949.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 44°06'47" E; THENCE NORTHEASTERLY 85.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°59'14"; THENCE N 46°52'27" E 703.61 FEET; THENCE N 53°43'01" E 100.72 FEET; THENCE N 46°52'27" E 100.00 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 41.40 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°53'01"; THENCE S 38°14'32" E 44.96 FEET; TO A POINT ON A 470.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 138.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°55'07"; THENCE S 21°19'26" E 264.73 FEET; TO A POINT ON A 340.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 47.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°00'50"; THENCE S 85°24'48" W 177.03 FEET; THENCE S 80°06'54" W 175.06 FEET; THENCE S 87°19'16" W 68.62 FEET; THENCE S 78°19'01" W 227.31 FEET; THENCE S 86°42'27" W 146.50 FEET; THENCE S 72°45'50" W 36.58 FEET; THENCE S 50°47'46" W 90.59 FEET; THENCE S 60°15'43" W 101.13 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.212 acres, more or less

Developable Takedown 1

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF "SYCAMORE PHASE 1", RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH (DOC# 20120013365), RUNNING THENCE S 88°45'11" E 745.26 ALONG SAID BOUNDARY FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF "SYCAMORE PHASE 2", RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH (DOC# 20120024652), AND RUNNING THENCE S 88°45'11" E 736.61 FEET ALONG SAID BOUNDARY; THENCE S 88°45'11" E 539.76 FEET; THENCE S 46°52'27" W 506.43 FEET; THENCE N 38°14'32" W 124.41 FEET TO A POINT ON A 650.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 43.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°52'10"; THENCE S 55°37'38" W 30.00 FEET; THENCE S 58°58'09" W 99.68 FEET; THENCE N 31°01'51" W 75.79 FEET; THENCE S 59°03'07" W 116.86 FEET; THENCE S 61°59'41" W 50.19 FEET; THENCE S 57°24'30" W 103.14 FEET; THENCE N 31°36'23" W 117.97 FEET; THENCE N 82°37'08" W 116.77 FEET; THENCE N 84°13'51" W 67.85 FEET; THENCE N 88°44'28" W 97.12 FEET; THENCE S 88°59'04" W 42.75 FEET; THENCE S 88°28'30" W 96.03 FEET; THENCE S 83°04'56" W 47.53 FEET; THENCE S 81°07'01" W 69.82 FEET; THENCE S 71°36'06" W 77.26 FEET; THENCE S 71°13'42" W 98.77 FEET; THENCE S 76°48'28" W 79.49 FEET;

THENCE S 5°56'52" E 143.28 FEET TO A POINT ON A 357.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 5°56'52" W; THENCE NORTHWESTERLY 145.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°19'25"; THENCE N 72°37'27" W 13.66 FEET TO A POINT ON A 592.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 73°20'58" E; THENCE SOUTHWESTERLY 72.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°58'11"; THENCE N 80°19'09" W 32.50 FEET; THENCE N 88°44'13" W 147.36 FEET TO A POINT ON THE WEST SECTION LINE OF SAID SECTION 15; THENCE N 1°09'50" E 554.98 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 14.286 acres, more or less