

Tax Parcel #s:  
SG-5-3-8-2321  
SG-5-3-9-34001  
SG-5-3-17-1101

**STATE OF UTAH PATENT NO. 20378**

**WHEREAS**, DSG Holdings, LLC, a Utah limited liability company, 120 East St. George Blvd. #3, 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 DSG Holdings, 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 One Hundred Thousand Dollars and No Cents (\$1,100,000.00), and all legal interest thereon accrued, as fully appears by the certificate of sale;

**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 DSG Holdings, 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**.

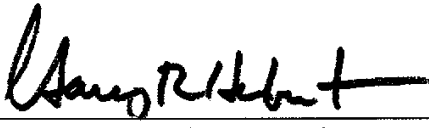
**TO HAVE AND TO HOLD** the above described and granted premises unto the said DSG Holdings, LLC, a Utah limited liability company, and to its successors and assigns forever,

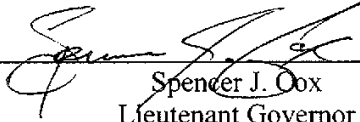
Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all coal, oil and gas and other mineral deposits, along with the right for the Trust Lands Administration or other authorized persons or entities to prospect for, mine, and remove such deposits; also,

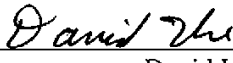
Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record; also,

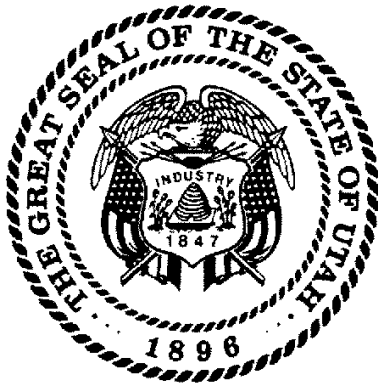
Subject to exceptions and reservations contained in federal patents and clear lists, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

IN TESTIMONY WHEREOF, I affix my signature. Done this 5<sup>th</sup> day of April,  
2016.

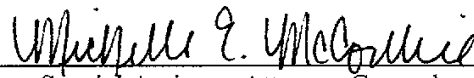
By the Governor:   
Gary R. Herbert

Attested:   
Spencer J. Oox  
Lieutenant Governor

  
David Ure, Director  
School and Institutional  
Trust Lands Administration



APPROVED AS TO FORM  
Sean D. Reyes  
Attorney General

By   
Special Assistant Attorney General

Recorded Patent Book 45, Page 78  
Certificate of Sale No. 26643  
Fund: School 22.63 Acres  
Miners Hospital 74.32 Acres

**Exhibit A**  
(Legal Description of Property)

**Township 43 South, Range 15 West, SLB&M**  
Within Sections 8, 9, and 17

**LEGAL DESCRIPTION FOR STATE TRUST LANDS PARCEL #1**  
**(August 12, 2015)**

Beginning at the Section Corner common to Sections 8, 9, 16 and 17 of Township 43 South, Range 15 West, Salt Lake Base and Meridian; Thence North 88°48'42" West, along the Section line, a distance of 1,320.75 feet to the Northwest Corner of the NE1/4NE1/4 of said Section 17, said point being a 1978 BLM Brass Cap; Thence South 01°11'22" West, along the West line of said Northeast Quarter Northeast Quarter (NE/4NE1/4), a distance of 284.13 feet, to a point on the northerly line of the Cottages at Fossil Hills Phase 2, as shown by Document #20070011600, Official Washington County Records; Thence North 41°41'10" West, along said line, a distance of 126.79 feet; Thence North 52°23'17" West, along said line and an extension thereof a distance of 322.09 feet, to a point on the North line of said Section 17; Thence North 88°48'25" West, along said line, a distance of 24.93 feet; Thence North 37°34'05" East, along the Easterly right of way line of River Road, a distance of 1,758.75 feet to the beginning of a curve to the right having a radius of 1,595.00 feet and a central angle of 04°56'54"; thence Northeasterly along the arc of said curve and said Easterly line, a distance of 137.75 feet, to the Northwesterly corner of that parcel shown by Tax ID #SG-5-3-9-34001, Entry #00574447, Book 1125, Page 701, Official Washington County Records; Thence South 60°45'54" East, along the northerly line of said parcel a distance of 200.90 feet; Thence South 73°18'01" East, along said line, a distance of 270.00 feet; Thence North 61°41'59" East, along said line, a distance of 1,438.09 feet, to the Northeasterly corner of said parcel; Thence South 28°18'01" East, along the Easterly line of said parcel, a distance of 392.98 feet, to the West 1/16<sup>th</sup> line of Section 9; Thence South 01°12'09" West, along said line, a distance of 395.40 feet, to the Southeast Corner of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of said Section 9; Thence continuing South 01°12'09" West, along said line, a distance of 1,326.92 feet, to the Southeast Corner of the Southwest Quarter Southwest Quarter (SW1/4SW1/4) said Section 9; Thence North 88°48'56" West, along the Section line, a distance of 1,320.73 feet to the Point of Beginning.

Containing: 92.79 acres, more or less.

**LEGAL DESCRIPTION FOR STATE TRUST LANDS PARCEL #2**  
**(August 27, 2015)**

Commencing at the Section Corner common to Sections 8, 9, 16 and 17 of Township 43 South, Range 15 West, Salt Lake Base and Meridian; Thence South 01°11'17" West, along the Section line, a distance of 1,056.79 feet; Thence North 90°00'00" West, a distance of 1321.06 feet, to the Point of Beginning, said point being on the West line of the Northeast Quarter Northeast Quarter

(NE1/4NE1//4) of said Section 17, said point also being a point on the South line of the Cottages at Fossil Hills Phase 4, according to the Official Plat thereof filed under Document #20140017753, Official Washington County Records; Thence South  $01^{\circ}11'22''$  West, along said West line, a distance of 502.07 feet; Thence North  $88^{\circ}29'10''$  West, a distance of 400.86 feet, to a point on the Easterly right of way line of River Road; Thence North  $01^{\circ}49'37''$  West, along said right of way line, a distance of 355.83 feet, to the Southwest Corner of Patent #19899, Document #20060011121 Official Washington County Records; Thence North  $82^{\circ}31'06''$  East, along the Southerly line of said Patent, a distance of 43.94 feet; Thence North  $60^{\circ}57'16''$  East, along said line, a distance of 82.89 feet to the intersection of said patent line and the southerly line of The Cottages at Fossil Hills Phase 5, According to the Official Plat thereof filed under Document #20140017755, Official Washington County Records; Thence North  $84^{\circ}54'22''$  East, along said lone of Phase 5, a distance of 7.56 feet; Thence North  $64^{\circ}44'13''$  East, along the Southerly line of said Phase 5 and Phase 4, a distance of 171.56 feet; Thence North  $83^{\circ}42'04''$  East, along the Southerly line of said Phase 4 a distance of 144.65 feet to the Point of Beginning.

Containing: 4.16 acres, more or less.