

Patent Page 1 of 5
 Russell Shirts Washington County Recorder
 11/22/2016 01:31:37 PM Fee \$20.00 By
 SOUTHERN UTAH TITLE

When recorded return to:
 Jack Fisher Construction of Southern Utah
 1148 West Legacy Crossing Blvd.
 Centerville, UT 84014

STATE OF UTAH PATENT NO. 20445

W-CGCC-B-6-A-CC
 W-PL

WHEREAS, JACK FISHER CONSTRUCTION OF SOUTHERN UTAH, LLC, a Utah Limited Liability Company, 1148 West Legacy Crossing Boulevard, Suite 400, Centerville, Utah 84014 heretofore purchased from the STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, the lands hereinafter described, pursuant to the laws of said State;

AND WHEREAS, the said JACK FISHER CONSTRUCTION OF SOUTHERN UTAH, LLC has paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, those sums set forth in the certificate of sale: the sum of Four Hundred Eighty Five Thousand Dollars and No Cents (\$485,000.00), 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 JACK FISHER CONSTRUCTION OF SOUTHERN UTAH, LLC, and to their heirs and assigns forever, the tract or parcel of land, situated in the County of Washington, State of Utah, as more particularly described in **Exhibit A** attached hereto incorporated by reference.

TO HAVE AND TO HOLD the above described and granted premises unto the said JACK FISHER CONSTRUCTION OF SOUTHERN UTAH, LLC, 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, gas and other hydrocarbons 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 (provided that the granted premises shall include all surface rights including sand and gravel borrow materials that are used for the development of the granted premises, and subsurface support rights); also,


Subject to the Amendment and Restatement of the Declaration of Restrictive Covenants for the Canyon Greens Commercial Center, recorded as entry 00848836 in Book 1593, Page 1384 on October 31, 2003 (Parcel 19 only); also,

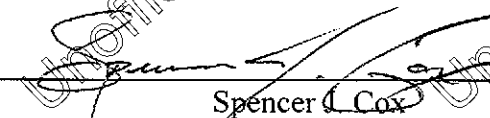
Subject to the Declaration of Covenants, Conditions, and Restrictions for residential development to be recorded with the Washington County Recorder upon approval of the final subdivision plat for the conveyed property (Parcel 18 and 22 only); also,


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

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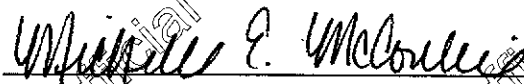
IN TESTIMONY WHEREOF, I affix my signature. Done this 31st day of October, 2016.

By the Governor: 
Gary R. Herbert

Attested: 
Spencer Cox
Lieutenant Governor


David Ure, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By 
Michelle E. McCoull
Special Assistant Attorney General

Recorded Patent Book 45, Page 144
Certificate of Sale No. 26697
Fund: Miners Hospital



**Exhibit A
Legal Description of Property**

SITLA PARCEL 18:

BEGINNING AT A POINT N0°22'33"E, 562.95 FEET ALONG THE SECTION LINE AND WEST, 1783.48 FEET FROM THE EAST 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, SAID POINT ALSO BEING ON THE BOUNDARY OF CANYON GREENS COMMERCIAL CENTER PHASE B-2nd AMENDMENT FILED AS DOCUMENT NO. 20100035156 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING ON A 92.33 FOOT RADIUS CURVE TO THE LEFT, BEARING TO RADIUS POINT IS N74°07'05"E; THENCE RUNNING ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTHEASTERLY 21.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°29'28"; THENCE S60°37'37"W, 94.24 FEET; THENCE S29°21'14"W, 114.25 FEET; THENCE S49°10'14"E, 93.13 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PARK CENTER DRIVE, A PUBLIC ROADWAY, FILED AS DOCUMENT NO. 20080006961 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: S40°49'46"W, 347.13 FEET; THENCE N49°10'14"W, 17.50 FEET TO THE POINT OF CURVE OF A 190.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS S49°10'14"E; THENCE SOUTHWESTERLY 159.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°56'52"; THENCE S7°07'06"E, 74.16 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 33.85 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°34'17" TO A POINT ON THE BOUNDARY OF CORAL CANYON PHASE 1 SUBDIVISION FILED AS DOCUMENT NO. 679602 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING ON A 285.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS S19°32'50"E, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CORAL CANYON BOULEVARD, A PUBLIC ROADWAY; THENCE SOUTHWESTERLY 130.76 FEET ALONG THE ARC OF SAID CURVE, AND CORAL CANYON BOULEVARD, THROUGH A CENTRAL ANGLE OF 26°17'13"; THENCE LEAVING SAID RIGHT OF WAY LINE RUNNING N7°04'17"W, 209.90 FEET; THENCE N21°58'21"E, 180.20 FEET; THENCE N40°21'16"E, 221.49 FEET; THENCE N67°55'34"E, 43.89 FEET; THENCE N40°40'51"E, 158.99 FEET; THENCE N22°45'38"E, 68.69 FEET; THENCE N63°42'41"E, 116.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.238 ACRES.

SITLA PARCEL 19:

Parcel 6 of Phase B Final Plat 2nd Amendment of the Canyon Greens Commercial Center as recorded on October 20, 2010 as entry No. 20100035156, in the office of the Washington County Recorder, more particularly described as follows:

BEGINNING AT A POINT N0°22'33"E, 344.40 FEET ALONG THE SECTION LINE AND WEST, 1850.83 FEET FROM THE EAST 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF PARCEL 6 OF CANYON GREENS COMMERCIAL CENTER PHASE B-2nd AMENDMENT FILED AS DOCUMENT NO. 20100035156 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 6 THE FOLLOWING SEVEN (7) COURSES: N49°10'14"W, 80.63 FEET; THENCE N29°21'14"E, 114.25 FEET; THENCE N60°37'37"E, 76.74 FEET TO A POINT ON THE ARC OF A 109.50 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N60°37'37"E; THENCE SOUTHEASTERLY 37.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°47'55"; THENCE S49°10'14"E, 25.28 FEET TO THE POINT OF CURVE OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S40°49'46"W, 162.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.375 ACRES.

SITLA PARCEL 22:

BEGINNING AT A POINT N0°22'33"E, 264.10 FEET ALONG THE SECTION LINE AND WEST, 1757.37 FEET FROM THE EAST 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, SAID POINT BEING ON THE RIGHT OF WAY LINE OF CANYON GREENS DRIVE, A PUBLIC ROADWAY, AS DEDICATED ON CANYON GREENS COMMERCIAL CENTER PHASE B-2nd AMENDMENT FILED AS DOCUMENT NO. 20100035156 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE S5°07'47"E, 298.38 FEET ALONG SAID RIGHT OF WAY LINE AND ALONG THE RIGHT OF WAY LINE OF CANYON GREENS DRIVE DEDICATED ON CANYON GREENS COMMERCIAL CENTER PHASE A AMENDED AND EXTENDED, AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, TO THE POINT OF CURVE OF A 160.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS S32°49'43"E; THENCE SOUTHWESTERLY 115.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°20'34" TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CORAL CANYON BOULEVARD, A PUBLIC ROADWAY, AS DEDICATED ON THE CORAL CANYON PHASE 1 SUBDIVISION PLAT FILED AS DOCUMENT NO. 679602 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S84°52'13"W, 231.34 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 36.40 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°00'41" TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PARK CENTER DRIVE, DEDICATED ON THE PARK CENTER DRIVE ROAD

DEDICATION PLAT FILED AS DOCUMENT NO. 20080006961 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: N7°06'47"W, 68.29 FEET TO THE POINT OF CURVE OF A 127.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 106.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°56'52"; THENCE N40°49'46"E, 322.13 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S49°10'14"E, 40.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.237 ACRES.