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DOC # 20170004233

Patent Page 1 of 5
Russell Shirts Washington County Recorder
01/30/2017 03:03:03 PM Fee \$ 22.00
By SOUTHERN UTAH TITLE CO



STATE OF UTAH PATENT NO. 20458

WHEREAS, DSG HOLDINGS, LLC, a Utah Limited Liability Company, 120 East St. George Boulevard Suite #301, St. George, Utah 84770 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 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, those sums set forth in 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, and to its 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 DSG HOLDINGS, LLC, and to its successors and assigns forever,

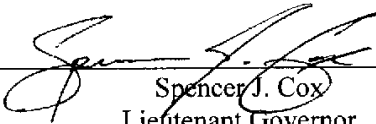
Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all coal, oil, gas and other hydrocarbons and other mineral deposits, along with the right for the Trust Lands Administration or other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


Excepting and reserving to the State of Utah a fifty (50) foot access and utility easement across the Property for the benefit of the Trust Lands Administration, its successors in interest, assigns, permittees and lessees, as may be necessary and reasonable to access lands administered by the School and Institutional Trust Lands Administration; 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.

IN TESTIMONY WHEREOF, I affix my signature. Done this 17 day of January,
2017.

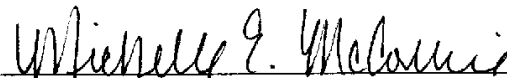
By the Governor: 
Gary R. Herbert

Attested: 
Spencer J. Cox
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 158
Certificate of Sale No. 26715
Fund: School

Exhibit A
Legal Description of Property

Township 43 South, Range 15 West, SLB&M

Within Sections 21, 28, 29, 32, 33

PARCEL 4 RELEASE AREA BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE QUARTER SECTION LINE OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 01°09'38" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 139.593 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE NORTH 01°09'38" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 504.927 FEET; THENCE SOUTH 88°50'22" EAST 1715.111 FEET; THENCE SOUTH 32°36'00" WEST 393.746 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 500.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°29'21", A DISTANCE OF 327.155 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 1960.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°02'04", A DISTANCE OF 1232.682 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 500.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°08'35", A DISTANCE OF 167.054 FEET; THENCE SOUTH 60°04'00" EAST 295.624 FEET; THENCE NORTH 88°41'11" WEST 688.242 FEET; THENCE NORTH 88°41'11" WEST 685.110 FEET; THENCE NORTH 25°58'21" WEST 1454.874 FEET; THENCE NORTH 50°16'45" WEST 264.854 FEET; THENCE NORTH 65°53'50" WEST 85.942 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,466,890 SQ. FT., (56.632 ACRES)

22.430 ACRES IN SEC. 21, T 43 S, R 15 W, SLB&M

34.202 ACRES IN SEC. 28, T 43 S, R 15 W, SLB&M

PARCEL B RELEASE AREA BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°10'24" WEST ALONG THE EASTERLY SECTION LINE OF SAID SECTION 33, A DISTANCE OF 1127.709 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN PARK WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (4) FOUR COURSES: (1) NORTH 88°49'27" WEST 45.002 FEET; (2) NORTH 86°21'41" WEST 1526.978 FEET; (3) SOUTH 68°16'13" WEST 108.207 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 01°32'00" WEST); AND (4) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 4150.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°04'11", A DISTANCE OF 222.342 FEET; THENCE NORTH 01°08'14" EAST 1626.847 FEET TO A SOUTHEASTERLY BOUNDARY CORNER OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN STATE OF UTAH PATENT NO. 20156, RECORDED AS DOCUMENT NO. 20110007576 IN THE WASHINGTON COUNTY RECORDER'S OFFICE;

THENCE SOUTH 88°50'09" EAST 619.078 FEET; THENCE NORTH 01°09'51" EAST 617.435 FEET; THENCE SOUTH 88°50'09" EAST 1274.381 FEET TO THE EASTERLY SECTION LINE OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°09'51" WEST ALONG SAID EASTERLY SECTION LINE, A DISTANCE OF 1135.887 FEET TO THE POINT OF BEGINNING.
CONTAINS 3,843,256 SQ. FT., (88.229 ACRES)
40.513 ACRES IN SEC. 28, T 43 S, R 15 W, SLB&M
47.716 ACRES IN SEC. 33, T 43 S, R 15 W, SLB&M

PARCEL 3 RELEASE AREA BOUNDARY DESCRIPTION

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°09'05" WEST ALONG THE EASTERLY SECTION LINE OF SAID SECTION 33, A DISTANCE OF 521.736 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33 AND A POINT ON THE UTAH/ARIZONA STATE BORDER, (SAID BORDER BEING MARKED BY A 1973 BUREAU OF LAND MANAGEMENT BRASS CAP MARKING MILE 28 ON THE UTAH/ARIZONA STATE BORDER AND A 1973 BUREAU OF LAND MANAGEMENT BRASS CAP MARKING MILE 29 ON THE UTAH/ARIZONA STATE BORDER); THENCE NORTH 88°44'00" WEST ALONG SAID UTAH/ARIZONA STATE BORDER, A DISTANCE OF 1765.148 FEET; THENCE NORTH 01°16'00" EAST 1747.110 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHERN PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (5) FIVE COURSES: (1) SOUTH 75°34'23" EAST 400.914 FEET; (2) SOUTH 87°13'37" EAST 495.890 FEET; (3) SOUTH 73°06'50" EAST 516.870 FEET; (4) SOUTH 79°55'20" EAST 337.830 FEET; AND (5) SOUTH 88°49'47" EAST 44.857 FEET TO A POINT ON SAID EASTERLY SECTION LINE OF SECTION 33; THENCE SOUTH 01°10'24" WEST ALONG SAID EASTERLY SECTION LINE, A DISTANCE OF 930.220 FEET TO THE POINT OF BEGINNING.
CONTAINS 2,825,170 SQ. FT., (64.857 ACRES)
64.857 ACRES IN SEC. 33, T 43 S, R 15 W, SLB&M

PARCEL 2 RELEASE AREA BOUNDARY

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED AS "EAST POPPY MITIGATION PARCEL", IN THAT CERTAIN AMENDED STATE OF UTAH PATENT NO. 20071, RECORDED AS DOCUMENT NO. 20100000332 IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°46'00" WEST ALONG THE SECTION LINE, A DISTANCE OF 1234.798 FEET AND SOUTH 5662.712 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID SOUTHERLY PATENT BOUNDARY AND THE SOUTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN STATE OF UTAH PATENT NO. 20114, RECORDED AS DOCUMENT NO. 20090007814 IN THE WASHINGTON COUNTY RECORDER'S OFFICE THE FOLLOWING (2) TWO COURSES: (1) SOUTH 60°29'36" EAST 418.260 FEET; AND (2) NORTH 65°29'17" EAST 905.560 FEET; THENCE SOUTH 26°45'48" EAST 905.273 FEET; THENCE SOUTH 62°06'32" WEST 491.015 FEET; THENCE SOUTH 29°00'38" EAST 1045.767 FEET TO THE

NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES: (1) SOUTH 64°28'13" WEST 36.531 FEET TO A POINT OF CURVATURE; AND (2) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 6050.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°44'32", A DISTANCE OF 1767.844 FEET; THENCE NORTH 01°10'10" EAST 2318.763 FEET TO THE POINT OF BEGINNING.
CONTAINS 3,051,291 SQ. FT., (70.048 ACRES)
15.191 ACRES IN SEC. 33, T 43 S, R 15 W, SLB&M
54.857 ACRES IN SEC. 32, T 43 S, R 15 W, SLB&M

PARCEL 1 RELEASE AREA BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED AS "EAST POPPY MITIGATION PARCEL", IN THAT CERTAIN AMENDED STATE OF UTAH PATENT NO. 20071, RECORDED AS DOCUMENT NO. 20100000332 IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°46'00" WEST ALONG THE SECTION LINE, A DISTANCE OF 1234.798 FEET AND SOUTH 5662.712 FEET FROM THE NORTHEAST CORNER OF SECTION 29. TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°10'10" WEST 754.104 FEET; THENCE NORTH 65°39'23" WEST 310.530 FEET; THENCE NORTH 83°26'47" WEST 1282.639 FEET; THENCE SOUTH 81°05'52" WEST 582.205 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE RIVER ROAD EXTENSION AMENDED, ROADWAY DEDICATION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 89°59'13" WEST); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: (1) RUNNING NORTHWESTERLY ALONG THE ARC OF A 2050.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°44'39", A DISTANCE OF 1135.782 FEET; (2) NORTH 31°45'26" WEST 38.990 FEET; AND (3) NORTH 58°14'34" EAST 88.120 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PATENT NO. 20071; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) SOUTH 83°08'12" EAST 2278.559 FEET; AND (2) SOUTH 23°35'30" EAST 344.905 FEET TO THE POINT OF BEGINNING.
CONTAINS 2,234,192 SQ. FT. (51.290 ACRES)
48.270 ACRES IN SEC. 32, T 43 S, R 15 W, SLB&M
3.020 ACRES IN SEC. 29, T 43 S, R 15 W, SLB&M

Tax ID: 56-PL