

Patent Page 1 of 4
Russell Shirts Washington County Recorder
04/04/2017 08:49:29 AM Fee \$16.00 By
SOUTHERN UTAH TITLE

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

file #192642

Tax Serial Number: part of W-4-2-18-430-CC

STATE OF UTAH PATENT NO. 20474

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, the sum of TWENTY NINE THOUSAND NINE HUNDRED SEVENTY FOUR DOLLARS and FORTY FOUR Cents (\$29,974.44), and all legal interest thereon accrued, as fully appears by the certificate of sale;

NOW THEREFORE I, DAVID URE, 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 JACK FISHER CONSTRUCTION OF SOUTHERN UTAH, LLC, and to its successors 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 and 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 all coal and other mineral deposits, except for oil and gas previously reserved 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 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 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 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 29th day of April, 2017.

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David Ure, Director
School and Institutional
Trust Lands Administration

By 
Ron Carlson, Acting Director

APPROVED AS TO FORM
Sean D. Reyes Attorney General

By 
Michelle E. McConkie
Special Assistant Attorney General

Recorded Patent Book 45, Page 144
Certificate of Sale No. 26726
Fund: Miners Hospital

STATE OF UTAH)
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) §
COUNTY OF SALT LAKE)

On the 27th day of March 2017, personally appeared before me **Ron Carlson**, who being by me duly sworn did say that he is the Acting 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 27th day of March 2017.

Alan Russell Roe

Notary Public

My Commission expires:

05/06/17
(Date)

Residing at: Salt Lake County
(County)



EXHIBIT A
Legal Description of Property

Township 42 South, Range 14 West, SLB&M, Section 18

**BOUNDARY DESCRIPTION-PORION OF FIRE STATION PARCEL OF
HIGHLAND PARK AREA 4 PHASE 1 AMENDED**

BEGINNING AT A POINT WHICH IS SOUTH 88°56'17" EAST 2154.59 FEET ALONG THE NORTH SECTION LINE, BETWEEN THE NORTHWEST CORNER OF SECTION 18, T42S, R14W, SLB&M AND THE SOUTH QUARTER CORNER OF SECTION 7, T42S, R14W, SLB&M, AND SOUTH 1140.09 FEET FROM SAID NORTHWEST CORNER OF SECTION 18, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 302 OF THE "PROPOSED" AMENDMENT TO HIGHLAND PARK AREA 4 SUBDIVISION, RUNNING THENCE N78°27'03"E, 93.27 FEET, THENCE S32°49'07"E, 142.40 FEET TO A POINT ON A 55.65 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS S19°05'35"E; THENCE SOUTHEASTERLY 76.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°48'18" TO A POINT ON THE NORTHERLY LINE OF HIGHLAND PARKWAY AS SHOWN ON THE HIGHLAND PARK AREA 4 PHASE 1 AMENDED SUBDIVISION PLAT FILED AS DOCUMENT NO. 20150034509 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S50°23'06"W, 109.83 FEET ALONG SAID NORTHERLY LINE OF HIGHLAND PARKWAY TO THE POINT OF CURVE OF A 55.65 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N41°03'29"E; THENCE NORTHEASTERLY 56.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°05'23"; THENCE N61°56'15"W, 136.08 FEET TO A POINT ON THE WESTERLY LINE OF THE "FIRE STATION PARCEL" AS SHOWN AND NOTED ON SAID HIGHLAND PARK AREA 4 PHASE 1 AMENDED SUBDIVISION PLAT; THENCE N8°16'32"W, 81.57 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 0.50 ACRE.

PREPARED BY:
R&B SURVEYING, INC.

ROGER M. BUNDY
PLS NO. 7654