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Russell Shirts Washington County Recorder  
10/18/2017 03:08:52 PM Fee \$60.00 By  
SOUTHERN UTAH TITLE COMPANY

**STATE OF UTAH PATENT NO. 20361-46-00**

(Arroyo at Sienna Hills Phase 3)

**WHEREAS**, BRENNAN HOLDINGS NO. 200, LLC, a Utah limited liability company, P.O. Box 1991, Sun Valley, Idaho 83353, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State;

**AND WHEREAS**, the said BRENNAN HOLDINGS NO. 200, LLC has paid for said lands all money owed and all legal interest thereon accrued, pursuant to that certain Development Lease Number 1052, dated March 1, 2014, as amended, and complied with the conditions of said sale, and the laws of the State duly enacted in relation thereto, as fully appears by the certificate of the proper officer.

**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 BRENNAN HOLDINGS NO. 200, LLC, and to its successors and assigns forever, the following tract or parcel of land (the "Property"), situated in the County of Washington, State of Utah, to-wit:

Township 42 South Range 15 West SLB&M: Sections 12 and 13

All of Lots 50 through 95 of Arroyo at Sienna Hills Phase 3 according to the plat of record on file with the office of the Washington County Recorder.

W-ARO-3-50 Through 95

Containing 9.40 acres, more or less

**TO HAVE AND TO HOLD** the above described and granted premises unto the said BRENNAN HOLDINGS NO. 200, 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 and other mineral deposits, along with the right for the Trust Lands Administration or such other authorized persons or entities to prospect for, mine, and remove such deposits, provided that any such prospecting for, mining or removal of its portion of the 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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Excepting and reserving to the State of Utah an easement across the Property for the benefit of the State and the Trust Lands Administration, their respective successors in interest, assigns, permittees, licensees and lessees, as may be necessary and reasonable for drainage across the Property, including, without limitation, the drainage easement area for drainage facilities to cross the Property as described in the Declaration of Development Covenants and for access to the drainage area surrounding the Property, including access for maintenance thereof; provided, however, that such easements, to the extent they are blanket in nature, shall be modified and amended from time to time as agreed by the parties, such that the easements shall be specifically identified and located; also,

Subject to The Arroyo at Sienna Hills Protective Covenants, Conditions and Restrictions, recorded on December 14, 2015 in the office of the Washington County Recorder as document no. 20150043025; also,

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 that certain Declaration of Covenants, Conditions, Restrictions, and Easements for Sienna Hills, that certain Development Agreement between the Trust Lands Administration and the City of Washington, and the Sienna Hills Planned Community Development Project Plan, as adopted by Washington City Ordinance No. Z-2004-20 dated February 9, 2005, and subject also to all reservations and exceptions in prior conveyances from the United States, 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 ~~4th~~ day of October, 2017.

David Ure, Director  
School and Institutional  
Trust Lands Administration

By David Ure

APPROVED AS TO FORM:  
SEAN D. REYES  
ATTORNEY GENERAL

By Michelle E. McConkie  
Michelle E. McConkie  
Special Assistant Attorney General

Recorded Patent Book S-6  
Certificate of Sale No. 26634-46-00  
Fund: School

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STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On the 4th day of October, 2017, personally appeared before me David Ure, who being by me duly sworn did say that he is the 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 4th day of October, 2017.

My commission expires: 05/06/21

Alan Russell Roe  
Notary Public, residing at: Salt Lake

