

Patent Page 1 of 3
Russell Shirts Washington County Recorder
12/20/2017 04:07:01 PM Fee \$14.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

WHEN RECORDED RETURN TO:
CW the Eighth, LLC
1222 W. Legacy Crossing Blvd., #6
Centerville, UT 84014

PIN: W-CRLC-1-G-CC & W-CRLC-1-L-CC
CTIA #97598-ZF

STATE OF UTAH PATENT NO. 20483

WHEREAS, CW The Eighth, 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 CW The Eighth, 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 Three Hundred Eighty Six Thousand Two Hundred Dollars and No Cents (\$386,200.00), 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 CW The Eighth, 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 incorporated by reference.

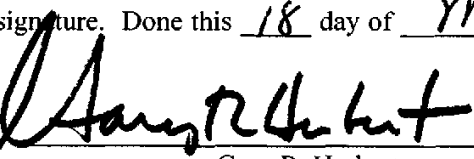
TO HAVE AND TO HOLD the above described and granted premises unto the said CW The Eighth, LLC, and to its successors and assigns forever,

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 and gas and other mineral deposits, along with the right for the School and Institutional Trust Lands Administration, or other persons or entities authorized by the School and Institutional Trust Lands Administration, to prospect for, mine, and remove such deposits; also,

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

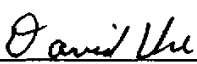
Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, subject to exceptions and reservations contained in federal patents and clear lists, and subject also to all rights of way for ditches, tunnels, and telephone and transmission 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 18 day of May,
2017.

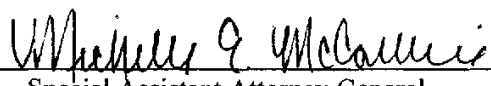
By the Governor: 
Gary R. Herbert

Attested: 
Spence 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 183
Certificate of Sale No. 26698
Fund: Miners Hospital

Exhibit A
Legal Description of Property

SITLA PARCEL 24 :

Parcel G of Coral Canyon, Phase 1 as recorded on March 21, 2000 as entry No. 00679602, Book 1363, Page 1078, in the office of the Washington County Recorder, State of Utah, more particularly described as follows:.

BEGINNING AT A POINT N0°22'33"E, 21.50 FEET ALONG THE SECTION LINE AND WEST, 1240.81 FEET FROM THE EAST 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CORAL CANYON BOULEVARD, A PUBLIC ROADWAY, DEDICATED BY THE RECORDING OF CORAL CANYON DEVELOPMENT, PHASE 1 SUBDIVISION, SAID POINT ALSO BEING AT THE CORNER OF PARCEL "G" OF SAID SUBDIVISION, RUNNING THENCE ALONG THE BOUNDARY OF PARCEL "G" AS FOLLOWS: S49°10'14"E, 55.00 FEET TO THE POINT OF CURVE OF A 260.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 408.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'02"; THENCE S40°49'46"W, 216.64 FEET; THENCE S32°52'36"W, 365.95 FEET; THENCE S37°49'46"W, 140.88 FEET; THENCE N80°00'00"W, 183.28 FEET; THENCE N10°00'00"E, 325.79 FEET; THENCE N31°09'47"W, 84.72 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF CORAL CANYON BOULEVARD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CORAL CANYON BOULEVARD AND THE BOUNDARY OF SAID PARCEL "G" AS FOLLOWS: NORTHEASTERLY 159.86 FEET ALONG THE ARC OF A 395.00 FOOT RADIUS CURVE TO THE LEFT, CENTRAL ANGLE OF 23°11'17", RADIUS POINT BEARS N25°58'57"W; THENCE N40°49'46"E, 92.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.862 ACRES.