

Patent Page 1 of 4  
Russell Shirts Washington County Recorder  
06/07/2019 11:37:46 AM Fee \$72.00 By  
SOUTHERN UTAH TITLE COMPANY

**STATE OF UTAH PATENT NO. 20361-64-50**

(Escondido at Sienna Hills Phase I)

**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, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of Three Hundred Fourteen Thousand Five Hundred Dollars and No Cents (\$314,500.00), 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 of the State of Utah, hereby granting, without warranty, unto the said BRENNAN HOLDINGS NO. 200, LLC, the following tract or parcel of land, situated in the County of Washington, State of Utah, to-wit:

WITHIN

Township 42 South Range 14 West SLB&M: Section 7

All of Lots 1 through 8 and 57 through 74 of Escondido at Sienna Hills Phase 1 according to the plat of record on file with the office of the Washington County Recorder,

Containing 1.16 acres, more or less.

\*\*See Exhibit "A" attached hereto and made a part hereof for the Tax ID#s

**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 all coal, oil, gas and other mineral deposits, along with the right for the School and Institutional 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 premises and that subsurface support of the premises shall be retained; also

**PATENT NO. 20361-64-50**

Page 2

Excepting and reserving an easement across the premises for the benefit of the State and the School and Institutional Trust Lands Administration, their respective successors in interest, assigns, permittees, licensees and lessees, as may be necessary and reasonable for drainage across the premises, including, without limitation, the drainage easement area for drainage facilities to cross the premises as described in the Declaration of Covenants Regarding Development more particularly identified below, and for access to the drainage area surrounding the premises, 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.

Subject to the District Declaration of Covenants, Conditions and Restrictions and Reservation of Easements, and Bylaws for Escondido at Sienna Hills, to be recorded against the premises contemporaneously herewith; also

Subject to the Declaration of Covenants Regarding Development dated January 1, 2018, recorded on January 31, 2018, Document ID No. 20180004375; also,

Subject to any valid, existing easements, 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. Subject to all reservations and exceptions in prior conveyances from the United States, and 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.

[Signature Page to Follow.]

**PATENT NO. 20361-64-50**

Page 3

IN TESTIMONY WHEREOF, I affix my signature. Done this 20<sup>th</sup> day of May, 2019.



David Ure, Director  
School and Institutional  
Trust Lands Administration

By David Ure

APPROVED AS TO FORM:  
SEAN D. REYES  
ATTORNEY GENERAL

By Sean D. Reyes  
Special Assistant Attorney General

Certificate of Sale No. 26634-64-50  
Fund: School

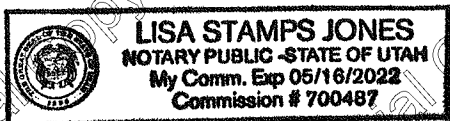
STATE OF UTAH )  
 ) : ss.  
COUNTY OF SALT LAKE )

On the 17<sup>th</sup> day of May, 2019, 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 17<sup>th</sup> day of May, 2019.

My commission expires: 5/16/22

David Ure  
Notary Public, residing at: Salt Lake



Attachment to that certain State of Utah Patent No. 20361-64-50 executed by Brennan Holdings No. 200, LLC, a Utah limited liability company grantor(s), to Ivory Southern, LLC, a Utah Limited Liability Company grantee(s).

Order No. 205091

**EXHIBIT "A"**

Tax I.D. No.

- W-ESCO-1-1
- W-ESCO-1-2
- W-ESCO-1-3
- W-ESCO-1-4
- W-ESCO-1-5
- W-ESCO-1-6
- W-ESCO-1-7
- W-ESCO-1-8
- W-ESCO-1-57
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