

Patent Page 1 of 4

Russell Shirts Washington County Recorder
04/10/2020 01:35:17 PM Fee \$116.00 By
SOUTHERN UTAH TITLE COMPANY**STATE OF UTAH PATENT NO. 20361-76-00**

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 Nine Hundred Eighteen Thousand Seven Hundred Fifty Dollars and No Cents (\$918,750.00), 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 and by the authority 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 (the "Property"):

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

All of Lots 6 through 54 of Paseos at Sienna Hills Phase 2 according to the plat of record on file with the office of the Washington County Recorder.

Containing 3.52 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, a Utah limited liability corporation, and to its successors and assigns forever,

Excepting and reserving to the State of Utah all coal and other mineral deposits (and subject to any prior reservation of minerals, including oil and gas, 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 any such prospecting for, mining or removal of its portion of mineral deposits shall occur laterally and not from the surface of the Property and that subsurface support of the Property shall be retained; also

Excepting and reserving to the State 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 Declaration of Covenants, Conditions, Restrictions and Easements for Sienna Hills recorded as Document No. 00999848 on January 27, 2006, in the office of the Washington County Recorder, Book No. 1838, Pages 0798-0919, pursuant to the Tract Declaration of Covenants, Conditions and Restrictions recorded as Document No. 20180004374 on January 31, 2018 in the office of the Washington County Recorder; 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.

IN TESTIMONY WHEREOF, I affix my signature. Done this 17th day of January, ~~2019~~. 2020

State of Utah
School and Institutional
Trust Lands Administration

Approved as to form:
Sean D. Reyes
Attorney General

By: David Ure
Name: David Ure
Title: Director

By: [Signature]
Special Assistant Attorney General

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

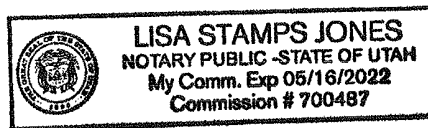
On the 17th day of ~~August, 2019~~ January 2020, personally appeared before me David Ure, who being by me duly sworn did say that he is the Director of the State of Utah School and Institutional Trust Lands Administration, and the signer of the above instrument, who duly acknowledged that he executed the same.

Given under my hand and seal this 17th day of January, 2020.

My commission expires: 5/16/22

[Signature]
Notary Public, residing at: Salt Lake

Recorded Patent Book S-6
Certificate of Sale No. 26634-76-00
Fund: School



This Exhibit is attached to that certain State of Utah Patent executed by State of Utah School and Institutional Trust Lands Administration.

Order No. 208662 - JNC

EXHIBIT "A"

Tax I.D. No. W-PASE-2-6, W-PASE-2-7, W-PASE-2-8, W-PASE-2-9, W-PASE-2-10, W-PASE-2-11, W-PASE-2-12, W-PASE-2-13, W-PASE-2-14, W-PASE-2-15, W-PASE-2-16, W-PASE-2-17, W-PASE-2-18, W-PASE-2-19, W-PASE-2-20, W-PASE-2-21, W-PASE-2-22, W-PASE-2-23, W-PASE-2-24, W-PASE-2-25, W-PASE-2-26, W-PASE-2-27, W-PASE-2-28, W-PASE-2-29, W-PASE-2-30, W-PASE-2-31, W-PASE-2-32, W-PASE-2-33, W-PASE-2-34, W-PASE-2-35, W-PASE-2-36, W-PASE-2-37, W-PASE-2-38, W-PASE-2-39, W-PASE-2-40, W-PASE-2-41, W-PASE-2-42, W-PASE-2-43, W-PASE-2-44, W-PASE-2-45, W-PASE-2-46, W-PASE-2-47, W-PASE-2-48, W-PASE-2-49, W-PASE-2-50, W-PASE-2-51, W-PASE-2-52, W-PASE-2-53, and W-PASE-2-54
