

Patent Page 1 of 7
Russell Shirts Washington County Recorder
07/31/2020 03:43:49 PM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

When recorded mail to:

Desert Color St. George, LLC
205 East Tabernacle St. #2
St. George, UT 84770
Attn: Mr. Mitch Dansie

File No. 363-6066014
APN: SG-5-3-31-433-SLL

STATE OF UTAH PATENT NO. 20676

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WHEREAS, DESERT COLOR ST. GEORGE, LLC, a Utah limited liability company, 730 North 1500 West, Orem, Utah 84057 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, DESERT COLOR ST. GEORGE, LLC has paid for said lands, pursuant to the conditions of said sale, the sum of Five Hundred Twenty Nine Thousand Two Hundred Dollars and Zero Cents (\$529,200.00).

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 of the State of Utah, hereby granting, without warranty, unto DESERT COLOR ST. GEORGE, LLC, a Utah limited liability company, the tract or parcel of land, situated in the County of Washington, State of Utah, more particularly described in **Exhibit A.**

TO HAVE AND TO HOLD the above described and granted premises unto the said DESERT COLOR ST. GEORGE, LLC, a Utah limited liability company, and to its successors and assigns forever.

Excepting and reserving all coal, oil, gas and other mineral deposits, along with the right for the State, School and Institutional Trust Lands Administration or other authorized persons to prospect for, mine, and remove the deposits.

Subject to any valid, existing easements and rights of way of any kind; any right, interest, reservation or exception appearing of record; all rights of way for roads, ditches, canals, tunnels, telephone and transmission lines that have been or may be constructed by the United States as provided by statute; and all reservations and encumbrances set forth in that certain Development Lease No. 1100 dated September 11, 2017, as amended;

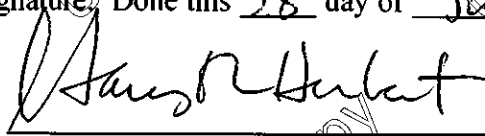
Subject to the Declaration of Covenants, Conditions, Restrictions, Easements, Terms and Reservations for Desert Color Community, as may be amended from time to time;

Subject to the terms and conditions of that certain Development Lease No. 1100 dated September 11, 2017, as amended; and

Subject to the terms and conditions of that certain Certificate of Sale No. 26888 dated July 20, 2020 including, without limitation, the reconciliation payment and the access and utility easement reserved therein.

IN TESTIMONY WHEREOF, I affix my signature. Done this 28th day of July, 2020.

By the Governor:




Gary R. Herbert

Attested:



Spencer L. 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 46, Page 76
Certificate of Sale No. 26888
Fund: School



Exhibit A

To Patent No. 20676

Legal Description of Property**AUBURN HILLS PHASE 3A DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 25, AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 88°50'55" WEST 251.77 FEET, FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 67°13'33" WEST 498.06 FEET; THENCE NORTH 22°46'27" WEST 80.00 FEET; THENCE WESTERLY ALONG A 26.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 67°46'27" WEST A DISTANCE OF 36.77 FEET), CENTER POINT LIES SOUTH 67°13'33" WEST THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 40.84 FEET; THENCE SOUTH 22°46'27" EAST 11.00 FEET; THENCE SOUTH 67°13'33" WEST 199.36 FEET; THENCE WESTERLY ALONG A 380.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 77°57'57" WEST A DISTANCE OF 141.63 FEET), CENTER POINT LIES NORTH 22°46'27" WEST THROUGH A CENTRAL ANGLE OF 21°28'49" A DISTANCE OF 142.46 FEET TO A POINT ON THE EAST BOUNDARY LINE OF AUBURN HILLS PHASE 2, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH; THENCE NORTH 01°17'38" WEST ALONG SAID LINE 60.00 FEET; THENCE EASTERLY ALONG A 320.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 77°57'57" EAST A DISTANCE OF 119.27 FEET), CENTER POINT LIES NORTH 01°17'38" WEST THROUGH A CENTRAL ANGLE OF 21°28'49", A DISTANCE OF 119.97 FEET; THENCE NORTH 67°13'33" EAST 199.36 FEET; THENCE SOUTH 22°46'27" EAST 11.00 FEET; THENCE NORTHERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 22°13'33" EAST A DISTANCE OF 36.77 FEET), CENTER POINT LIES NORTH 22°46'27" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE NORTH 67°13'33" EAST 52.00 FEET; THENCE EASTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 67°46'27" EAST A DISTANCE OF 36.77 FEET), CENTER POINT LIES NORTH 67°13'33" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE NORTH 22°46'27" WEST 11.00 FEET; THENCE NORTH 67°13'33" EAST 489.00 FEET; THENCE NORTHERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 22°13'33" EAST A DISTANCE OF 14.14 FEET), CENTER POINT LIES NORTH 22°46'27" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 22°46'27" WEST 350.67 FEET; THENCE NORTHWESTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 66°06'20" WEST A DISTANCE OF 13.72 FEET), CENTER POINT

LIES SOUTH 67°13'33" WEST THROUGH A CENTRAL ANGLE OF 86°39'46", A DISTANCE OF 15.13 FEET; THENCE WESTERLY ALONG A 385.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 82°11'35" WEST A DISTANCE OF 155.43 FEET), CENTER POINT LIES NORTH 19°26'13" WEST THROUGH A CENTRAL ANGLE OF 23°15'37" A DISTANCE OF 156.50 FEET; THENCE NORTH 86°10'36" WEST 225.46 FEET; THENCE NORTH 03°49'24" EAST 11.00 FEET; THENCE SOUTHWESTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 48°49'24" WEST A DISTANCE OF 36.77 FEET), CENTER POINT LIES SOUTH 03°49'24" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE NORTH 86°10'36" WEST 52.00 FEET; THENCE NORTHWESTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 41°10'36" WEST A DISTANCE OF 36.77 FEET), CENTER POINT LIES NORTH 86°10'36" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE SOUTH 03°49'24" WEST 11.00 FEET; THENCE NORTH 86°10'36" WEST 177.00 FEET TO SAID EAST BOUNDARY LINE OF AUBURN HILLS PHASE 2; THENCE NORTH 03°49'24" EAST ALONG SAID LINE 71.00 FEET; THENCE SOUTH 86°10'36" EAST 177.00 FEET; THENCE SOUTH 03°49'24" WEST 11.00 FEET; THENCE NORTHEASTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 48°49'24" EAST A DISTANCE OF 36.77 FEET), CENTER POINT LIES NORTH 03°49'24" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE SOUTH 86°10'36" EAST 52.00 FEET; THENCE SOUTHEASTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 41°10'36" EAST A DISTANCE OF 36.77 FEET), CENTER POINT LIES SOUTH 86°10'36" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE SOUTH 86°10'36" EAST 225.46 FEET; THENCE EASTERLY ALONG A 325.50 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 80°31'28" EAST A DISTANCE OF 149.75 FEET), CENTER POINT LIES NORTH 03°49'24" EAST THROUGH A CENTRAL ANGLE OF 26°35'51", A DISTANCE OF 151.10 FEET; THENCE NORTH 67°13'33" EAST 211.87 FEET; THENCE NORTHEASTERLY ALONG A 31.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 55°34'58" EAST A DISTANCE OF 12.51 FEET), CENTER POINT LIES NORTH 22°46'27" WEST THROUGH A CENTRAL ANGLE OF 23°17'09", A DISTANCE OF 12.60 FEET; THENCE NORTHEASTERLY ALONG A 49.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 55°34'58" EAST A DISTANCE OF 19.78 FEET), CENTER POINT LIES SOUTH 46°03'37" EAST THROUGH A CENTRAL ANGLE OF 23°17'09", A DISTANCE OF 19.91 FEET; THENCE NORTH 22°46'27" WEST 25.48 FEET; THENCE NORTH 67°13'33" EAST 181.71 FEET; THENCE SOUTH 29°01'44" EAST 211.21 FEET; THENCE SOUTH 29°09'26" EAST 370.21 FEET; THENCE SOUTH 67°13'33" WEST 192.39 FEET; THENCE SOUTH 22°46'27" EAST 24.14 FEET; THENCE SOUTH 67°13'33" WEST 155.00 FEET; THENCE SOUTH 22°46'27" EAST 15.00 FEET; THENCE SOUTH 67°13'33" WEST 233.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 428,221 SQUARE FEET OR 9.83 ACRES

AUBURN HILLS PHASE 4A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 88°50'55" WEST ALONG THE SECTION LINE 720.07 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, AND RUNNING THENCE SOUTH 22°46'27" EAST 19.92 FEET; THENCE EASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 67°46'27" EAST A DISTANCE OF 21.21 FEET), CENTER POINT LIES NORTH 67°13'33" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FIRE SKY DRIVE, ACCORDING TO THE FINAL PLAT OF AUBURN HILLS PHASE 3A, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES, 1) SOUTH 67°13'33" WEST 7.00 FEET, 2) SOUTH 22°46'27" EAST 11.00 FEET, 3) WESTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 67°46'27" WEST A DISTANCE OF 36.77 FEET), CENTER POINT LIES NORTH 22°46'27" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET, AND 4) SOUTH 67°13'33" WEST 52.00 FEET; THENCE NORTH 22°46'27" WEST 80.14 FEET; THENCE NORTHERLY ALONG A 676.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 09°28'32" WEST A DISTANCE OF 311.00 FEET), CENTER POINT LIES NORTH 67°13'33" EAST THROUGH A CENTRAL ANGLE OF 26°35'51", A DISTANCE OF 313.81 FEET; THENCE NORTH 03°49'24" EAST 151.48 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SCARLET HILL DRIVE SAID FINAL PLAT; THENCE ALONG SAID LINE THE FOLLOWING SIX (6) COURSES, 1) SOUTH 86°10'36" EAST 52.00 FEET, 2) NORTHEASTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 48°49'24" EAST A DISTANCE OF 36.77 FEET), CENTER POINT LIES SOUTH 86°10'36" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET, 3) SOUTH 03°49'24" WEST 11.00 FEET, 4) SOUTH 86°10'36" EAST 225.46 FEET, 5) EASTERLY ALONG A 385.50 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 82°11'35" EAST A DISTANCE OF 155.43 FEET), CENTER POINT LIES NORTH 03°49'24" EAST THROUGH A CENTRAL ANGLE OF 23°15'37", A DISTANCE OF 156.50 FEET, 6) SOUTHEASTERLY ALONG A 10.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 66°06'20" EAST A DISTANCE OF 13.72 FEET), CENTER POINT LIES SOUTH 19°26'13" EAST THROUGH A CENTRAL ANGLE OF 86°39'46", A DISTANCE OF 15.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RUSSET SUN DRIVE SAID FINAL PLAT; THENCE ALONG SAID LINE SOUTH 22°46'27" EAST 350.67 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF FIRE SKY DRIVE; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES, 1) SOUTHERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 22°13'33" WEST A

DISTANCE OF 14.14 FEET), CENTER POINT LIES SOUTH 67°13'33" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET, 2) SOUTH 67°13'33" WEST 59.99 FEET; THENCE NORTH 22°44'39" WEST 130.16 FEET; THENCE SOUTH 67°13'33" WEST 7.93 FEET; THENCE NORTH 86°10'36" WEST 324.89 FEET; THENCE SOUTH 88°20'27" WEST 20.00 FEET; THENCE SOUTH 88°20'27" WEST 85.00 FEET; THENCE SOUTHERLY ALONG A 606.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 12°13'00" EAST A DISTANCE OF 222.07 FEET), CENTER POINT LIES NORTH 88°20'27" EAST THROUGH A CENTRAL ANGLE OF 21°06'54", A DISTANCE OF 223.33 FEET; THENCE SOUTH 22°46'27" EAST 60.22 FEET, TO THE POINT OF BEGINNING.

CONTAINING 147,917 SQUARE FEET OR 3.40 ACRES.

END