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Russell Shirts Washington County Recorder
09/03/2020 11:59:39 AM 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. 363-6078110
APN: SG-5-3-31-433-SLL

STATE OF UTAH PATENT NO. 20681

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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 One Hundred Eighty Two Thousand Eight Hundred Dollars and Zero Cents (\$182,800.00).

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;

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. 26892 dated August, 10 2020, including, without limitation, the reconciliation payment and the access and utility easement reserved therein.

IN TESTIMONY WHEREOF, I affix my signature. Done this 14th day of August, 2020.

By the Governor:

Gary R. Herbert
Gary R. Herbert

Attested:

Spencer J. Cox
Spencer J. Cox
Lieutenant Governor



David Ure

David Ure, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By

Chris Sheraldi
Special Assistant Attorney General

Recorded Patent Book 46, Page 81
Certificate of Sale No. 26892
Fund: School

Exhibit A

To Patent No. 20681

Legal Description of Property**Auburn Hills Phase 5****Legal Description**

A parcel of land located in the Southwest Quarter of Section 25, 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 01°14'25" East along the section line 1284.87 feet and East 1062.54 feet, from the Southwest Corner of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, said point being on the east right-of-way line of Scarlet Hill Drive, and running thence along said line northeasterly along a 10.00 foot radius curve to the right, (long chord bears North 48°49'24" East a distance of 14.14 feet), center point lies South 86°10'36" East through a central angle of 90°00'00" a distance of 15.71 feet to a point on the south right-of-way line of Claystone Drive; thence along said line the following three (3) courses: 1) South 86°10'36" East 190.00 feet, 2) southeasterly along a 10.00 foot radius curve to the right, (long chord bears South 41°10'36" East a distance of 14.14 feet), center point lies South 03°49'24" West through a central angle of 90°00'00" a distance of 15.71 feet and 3) South 86°10'36" East 60.00 feet; thence South 03°49'24" West 311.33 feet to a point on the north right-of-way line of Copperstone Drive; thence along said line the following three (3) courses: 1) North 86°10'36" West 60.00 feet, 2) southwesterly along a 10.00 foot radius non-tangent curve to the right, (long chord bears South 48°49'24" West a distance of 14.14 feet), center point lies North 86°10'36" West through a central angle of 90°00'00", a distance of 15.71 feet and 3) North 86°10'36" West 190.00 feet to a point on said east right-of-way line of Scarlet Hill Drive; thence along said line the following two courses, 1) northwesterly along a 10.00 foot radius curve to the right, (long chord bears North 41°10'36" West a distance of 14.14 feet), center point lies North 03°49'24" East through a central angle of 90°00'00", a distance of 15.71 feet, and 2) North 03°49'24" East 311.33 feet to the point of beginning.

Containing 88,174 square feet or 2.02 acres.

Auburn Hills Phase 7A**Legal Description**

A parcel of land located in the Southwest Quarter of Section 25, 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 370.90 feet and North 1929.44 feet, from the South Quarter Corner of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 70°21'04" West 160.82 feet to a point on the east boundary line of Auburn Hills Phase 1, official records, Washington County, Utah;

thence along said line the following four (4) courses: 1) northwesterly along a 688.08 foot radius non-tangent curve to the left, (long chord bears North 34°20'07" West a distance of 348.87 feet), center point lies South 70°21'01" West through a central angle of 29°22'16", a distance of 352.72 feet, 2) North 48°48'16" West 31.58 feet, 3) northerly along a 20.00 foot radius curve to the right, (long chord bears North 08°32'34" West a distance of 25.85 feet), center point lies North 41°11'44" East through a central angle of 80°31'24", a distance of 28.11 feet, and 4) North 60°15'00" West 18.01 feet to a point on the southerly right-of-way line of Lagoon Parkway; thence along said line the following three (3) courses: 1) northeasterly along a 733.00 foot radius non-tangent curve to the right, (long chord bears North 41°32'59" East a distance of 251.52 feet), center point lies South 58°19'47" East through a central angle of 19°45'31", a distance of 252.78 feet, 2) northeasterly along a 291.50 foot radius compound curve to the right, (long chord bears North 54°46'14" East a distance of 33.98 feet), center point lies South 38°34'16" East through a central angle of 06°40'59", a distance of 34.00 feet and 3) North 58°06'43" East 18.64 feet; thence South 28°24'57" East 135.75 feet; thence South 20°37'56" East 107.04 feet; thence South 17°50'36" East 152.65 feet; thence South 12°40'45" East 145.66 feet to the point of beginning.

Containing 111,158 square feet or 2.55 acres.