

DOC ID 20200075431

Patent Page 1 of 5

Russell Shirts Washington County Recorder

12/28/2020 03:44:52 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. 363-6103684

APN: SG-5-3-31-433-SLL

STATE OF UTAH PATENT NO. 20704

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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 Four Hundred Forty Thousand Dollars and Zero Cents (\$440,000.00).

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.

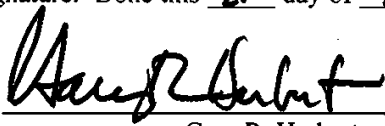
Excepting and reserving all coal, oil, gas and other mineral deposits, along with the right for the State, School and Institutional Trust Lands Administration or other authorized persons to prospect for, mine, and remove the deposits.

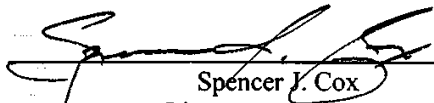
Subject to any valid, existing easements and rights of way of any kind; any right, interest, reservation or exception appearing of record; all rights of way for roads, ditches, canals, tunnels, telephone and transmission lines that have been or may be constructed by the United States as provided by statute;

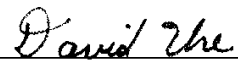
Subject to the Declaration of Covenants, Conditions, Restrictions, Easements, Terms and Reservations for Desert Color Community, as may be amended from time to time;

Subject to the terms and conditions of that certain Development Lease No. 1100 dated September 11, 2017, as amended, including, without limitation, the reconciliation payment.

IN TESTIMONY WHEREOF, I affix my signature. Done this 21st day of December
2020.

By the Governor: 
Gary R. Herbert

Attested: 
Spencer 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 46, Page 104
Certificate of Sale No. 26923
Fund: School

Exhibit A
To Patent No. 20704

Auburn Hills Phase 3B
Legal 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 on the South boundary line of Auburn Hills Phase 3A, Official Records, Washington County Recorder, Washington County, Utah, said point 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 along said line the following five (5) courses: 1) North 67°13'33" East 233.94 feet, 2) North 22°46'27" West 15.00 feet, 3) North 67°13'33" East 155.00 feet, 4) North 22°46'27" West 24.14 feet, and 5) North 67°13'33" East 192.39 feet; thence South 29°09'26" East 93.32 feet; thence South 30°08'23" East 129.69 feet; thence South 61°30'56" West 38.11 feet; thence southwesterly along a 826.00 foot radius curve to the left, (long chord bears South 53°27'28" West a distance of 231.57 feet), center point lies South 28°29'04" East through a central angle of 16°06'56", a distance of 232.33 feet; thence North 44°36'00" West 7.82 feet; thence southwesterly along a 225.00 foot radius non-tangent curve to the right, (long chord bears South 56°18'46" West a distance of 85.19 feet), center point lies North 44°36'00" West through a central angle of 21°49'33", a distance of 85.71 feet; thence South 67°13'33" West 122.54 feet; thence southerly along a 200.00 foot radius non-tangent curve to the right, (long chord bears South 06°28'39" West a distance of 188.27 feet), center point lies South 68°23'56" West through a central angle of 56°09'25", a distance of 196.03 feet; thence southwesterly along a 689.94 foot radius compound curve to the right, (long chord bears South 44°35'31" West a distance of 240.33 feet), center point lies North 55°26'17" West through a central angle of 20°03'37", a distance of 241.56 feet; thence westerly along a 200.00 foot radius compound curve to the right, (long chord bears North 74°04'34" West a distance of 312.18 feet), center point lies North 35°22'40" West through a central angle of 102°36'13", a distance of 358.15 feet; thence North 22°46'27" West 156.55 feet; thence North 65°34'21" East 0.50 feet; thence North 20°10'20" West 11.02 feet; thence southerly along a 26.00 foot radius non-tangent curve to the left, (long chord bears South 22°13'33" West a distance of 36.77 feet), center point lies South 22°46'27" East through a central angle of 90°00'00", a distance of 40.84 feet; thence South 67°13'33" West 52.00 feet; thence westerly along a 26.00 foot radius non-tangent 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 North 22°46'27" West 38.00 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 22°46'27" West 80.00 feet to said South boundary line; thence North 67°13'33" East along said line 498.06 feet to the point of beginning.

Containing 380,601 square feet or 8.74 acres.

Exhibit A (Continued)
To Patent No. 20704

Auburn Hills Phase 4B
Legal Description

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, said point being on the boundary line of Auburn Hills Phase 4A, official records Washington County, Utah, and running thence along said line the following six (6) courses, 1) North 22°46'27" West 60.22 feet, 2) northerly along a 606.00 foot radius curve to the right, (long chord bears North 12°13'00" West a distance of 222.07 feet), center point lies North 67°13'33" East through a central angle of 21°06'54", a distance of 223.33 feet, 3) North 88°20'27" East 105.00 feet, 4) South 86°10'36" East 324.89 feet, 5) North 67°13'33" East 7.93 feet, and 6) South 22°44'39" East 130.16 feet to a point on the north right-of-way line of Fire Sky Drive; thence South 67°13'33" West along said line 422.01 feet to a point on said boundary line; thence along said line the following two (2) courses, 1) westerly along a 15.00 foot radius curve to the right, (long chord bears North 67°46'27" West a distance of 21.21 feet), center point lies North 22°46'29" West through a central angle of 90°00'00", a distance of 23.56 feet, and 2) North 22°46'27" West 19.92 feet, to the point of beginning.

Containing 98,603 square feet or 2.26 acres.

END