

2/3803

STATE OF UTAH PATENT NO. 20691

WHEREAS, KANGAROO STORAGE, LLC, a Utah limited liability company, 1705 E Mountain Trail, St. George UT 84790, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

AND WHEREAS, the said KANGAROO STORAGE, LLC 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 SIX HUNDRED EIGHTY-NINE THOUSAND ONE HUNDRED EIGHTY-FIVE DOLLARS and 00/100 CENTS (\$689,185.00) and all legal interest thereon accrued, as fully appears by the certificate of sale;

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 and by the authority of the State of Utah, hereby granting, without warranty, unto the said KANGAROO STORAGE, LLC the following tract or parcel of land, situated in the County of Washington, State of Utah, to-wit:

Township 43 South, Range 15 West, SLB&M
Within section 19

Beginning at a point North 1°10'51" East 1543.62 feet along the Section Line and North 90° 00'00" West 1763.44 feet from the East ¼ Corner of Section 19, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence North 50°51'53" West 341.94 feet; thence North 55°38'13" East 45.06 feet; thence North 43°57'59" East 653.25 feet; thence South 45°07'03" East 275.51 feet; thence South 39°08'07" West 666.54 feet to the point of beginning.

Containing 4.753 acres

This property has proposed lot number 128A. Upon filing of a plat, a formal lot number will be assigned.

TO HAVE AND TO HOLD the above described and granted premises unto the said KANGAROO STORAGE, 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 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 Property and that subsurface support of the Property shall be retained; also

Excepting and reserving to the State of Utah and its assigns: a 10.00 foot wide public utilities and drainage easement along the East, West and North Boundary lines and 15.00 foot wide public utilities and drainage easement along the South Boundary line.; also,

Subject to any valid, existing easements, rights of way of any kind and any right, interest, reservation or exception appearing of record, 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; also,

Subject to the Effect of the Covenants, Conditions and Restrictions recorded May 11, 1999, as Entry No. 646930, in Book 1333, at Pages 1234-1244, and Declaration of Annexation thereto recorded December 28, 1999, as Entry No. 671704, in Book 1355, at Pages 2295-2296, and Amendment thereto recorded April 5, 2002, as Entry No. 760033, in Book 1459, at Pages 2588-2593, and Second Amendment thereto recorded June 3, 2002, as Entry No. 767360, in Book 1468, at Pages 1358-1370, and Third Amendment thereto recorded June 10, 2005, as Entry No. 950528, in Book 1753, at Pages 1497-1518, and Fourth Amendment thereto recorded May 2, 2006, as Document No. 20060017587, Fifth Amendment thereto recorded May 19, 2015, as Document No. 20150016847, Declaration of Annexation thereto recorded May 19, 2015, as Document No. 20150016846, and Sixth Amendment thereto recorded May 3, 2019, as Document No. 20190016864, Official Washington County Records (affects this and other property) and as the Covenants, Conditions and Restrictions may be further amended from time to time.

IN TESTIMONY WHEREOF, I affix my signature. Done this 9th day of October 2020.

By the Governor:

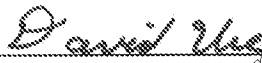


Gary R. Herbert

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 91
Certificate of Sale No. 26903
Fund: School