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Gary Christensen Washington County  
Recorder

04/14/2021 03:15:02 PM Fee \$40.00 By  
MOUNTAIN VIEW TITLE - ST. GEORGE

Tax Notice  
1404 W. Sun River Parkway  
St. George, UT 84790

187234

SG-6-3-26-110 STATE OF UTAH PATENT NO. 20697

**WHEREAS**, SUN RIVER VILLAS DEVELOPMENT, LLC, 1404 West Sun River Parkway, Suite 200, St. George, Utah 84790, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

**AND WHEREAS**, the said SUN RIVER VILLAS DEVELOPMENT, 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 One Hundred Ninety-One Thousand Nine Hundred Seventeen Dollars and Eighty Two Cents (\$191,917.82) 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 and confirming unto the said SUN RIVER VILLAS DEVELOPMENT, LLC, the tract or parcels of land situated in the County of Washington, State of Utah, more particularly described in Exhibit A attached hereto and incorporated by reference.

**TO HAVE AND TO HOLD** the above described and granted premises unto the said SUN RIVER VILLAS DEVELOPMENT, LLC, and to its heirs, successors and assigns forever.

Excepting and reserving to the State of Utah, through the School and Institutional Trust Lands Administration, all coal, oil, gas and other mineral deposits, along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits (and subject to any prior reservation of minerals to the United States); also,

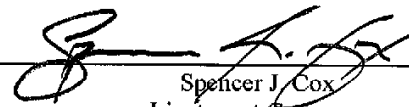
Subject to any valid, existing easements or rights of way of any kind, and any right, interest, obligation, liability, reservation or exception appearing of record; subject to exceptions and reservations contained in federal patents and clear lists; subject to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by authority of the United States as provided by Statute; also subject to all matters which an accurate survey or physical inspection would disclose; also,

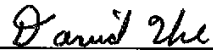
Subject to the Declaration of Covenants, Conditions, Easements and Restrictions for the Villas at Sun River St. George recorded with the office of the Washington County Recorder's office as Document Number 20170041780 on October 16, 2017; also

Subject to those terms and covenants in that certain Development Lease No. 729, including, but not limited to, the obligation to construct road improvements in the manner described therein.

IN TESTIMONY WHEREOF, I affix my signature. Done this 3<sup>rd</sup> day of December  
2020.

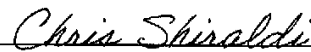
By the Governor:   
Gary R. Herbert

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 97  
Certificate of Sale No. 26911  
Fund: School

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**Exhibit A**  
Legal Description of Conveyed Property

**Township 43 South, Range 16 West, Section 23:**

**The Villas at Sun River Phase 10**

Beginning at the easterly corner of The Villas at Sun River Phase 3, said point being North 01°13'39" East 1,246.64 feet along the section line and East 4,121.58 feet from the Southwest Corner of Section 23, Township South, Range West, Salt Lake Base & Meridian, and running;

thence northeasterly the following (4) courses along the easterly line of said Phase 3;  
thence North 32°51'40" East 95.92 feet;  
thence North 32°51'40" East 30.00 feet;  
thence North 57°08'20" West 22.69 feet;  
thence North 32°51'40" East 84.00 feet to the southerly line of The Villas at Sun River Phase 9;  
thence southeasterly the following (6) courses along the southeasterly line of said Phase 9;  
thence South 57°08'20" East 134.49 feet;  
thence South 59°38'52" East 27.14 feet;  
thence South 70°14'43" East 91.16 feet;  
thence South 15°51'16" West 20.10 feet;  
thence South 74°08'44" East 122.00 feet;  
thence South 74°08'44" East 66.67 feet to the westerly line Atkinville Interchange (HPP-15-195601);  
thence South 15°51'15" West 230.33 feet along said westerly line of Atkinville Interchange to the westerly line of Interstate 15  
thence South 28°34'00" West 55.85 feet along said westerly line of Interstate 15;  
thence North 61°25'59" West 66.42 feet;  
thence North 62°26'41" West 122.08 feet;  
thence Northeast 47.14 feet along an arc of a 386.66 foot radius curve to the left (center bears North 62°28'02" West, long chord bears North 24°02'23" East 47.11 feet with a central angle of 06°59'08");  
thence North 65°56'57" West 101.03 feet;  
thence North 59°36'06" West 96.00 feet;  
thence North 58°38'46" West 94.80 feet to the Point of Beginning.

Containing 107,072 square feet or 2.46 acres.

**The Villas at Sun River Phase 11**

Beginning at the easterly corner of The Villas at Sun River Phase 3, said point being North 01°13'39" East 1,051.28 feet along the section line and East 4,020.50 feet from the Southwest Corner of Section 23, Township South, Range West, Salt Lake Base & Meridian, and running;

thence northeasterly the following (3) courses along the easterly line of said Phase 3;  
thence North 29°53'35" East 95.90 feet;

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thence North 25°29'12" East 30.09 feet;  
thence North 29°53'35" East 95.79 feet to the southerly line of The Villas at Sun River Phase 10;  
thence southeasterly the following (6) courses along the southerly line of said Phase 10;  
thence South 58°38'46" East 91.03 feet;  
thence South 59°36'06" East 96.00 feet;  
thence South 65°56'57" East 101.03 feet;  
thence Southwest 47.14 feet along an arc of a 386.66 foot radius curve to the right (center bears North 69°27'11" West, long chord bears South 24°02'23" West 47.11 feet with a central angle of 06°59'08");  
thence South 62°26'41" East 122.08 feet;  
thence South 61°25'59" East 66.42 feet to the westerly line of Interstate 15;  
thence South 28°34'00" West 185.57 feet along said westerly line of Interstate 15;  
thence North 61°26'00" West 66.42 feet;  
thence North 61°25'59" West 93.21 feet;  
thence North 52°04'20" West 30.12 feet;  
thence North 60°46'48" West 293.28 feet to the Point of Beginning.

Containing 98,972 square feet or 2.27 acres. —

**END**