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Gary Christensen Washington County
Recorder04/23/2021 11:00:10 AM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

SITLA

675 East 500 South
SLC, Utah 84102-2818TAX ID ²¹⁶¹⁷⁸ SG-5-3-18-310-SLL**STATE OF UTAH PATENT NO. 20707**

WHEREAS, IVORY SOUTHERN LLC, a Utah limited liability company, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

AND WHEREAS, the said IVORY SOUTHERN 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 SEVEN HUNDRED TWO THOUSAND SEVEN HUNDRED EIGHTY DOLLARS and 00/100 CENTS (\$702,780.00) all legal interest thereon accrued, as fully appears by the certificate of sale.

NOW THEREFORE I, SPENCER J. COX, 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 conveying, without warranty, unto the said IVORY SOUTHERN LLC the following tract or parcel of land, situated in the County of Washington, State of Utah, more particularly described in **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the above described and granted property unto the said IVORY SOUTHERN LLC, a Utah limited liability company, and to its successors and assigns forever.

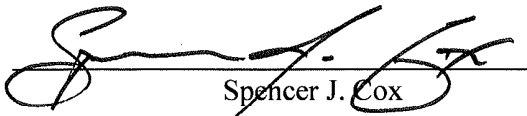
Excepting and reserving mineral estate along with the right for the State to prospect for, mine, and remove the deposits (subject to any prior reservation of minerals to the United States); provided that surface entry rights are waived and conveyed.


Subject to that certain Second Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Hidden Valley at St. George, as recorded on or about June 20, 2007, as entry No. 20070032840, records of Washington County, Utah as recorded in the office of the County Recorder, Washington County, Utah.

Subject to that certain Hidden Valley and Fossil Hills Planned Development Zone Plan.


Subject to any valid, existing easements and rights of way, including without limitation, Easement 1350 to St. George City; any right, interest, reservation or exception appearing of record; and all rights of way for, ditches, tunnels, telephone and transmission lines that have been or may be constructed by the United States.

IN TESTIMONY WHEREOF, I affix my signature. Done this 6th day of
April, 2021.

By the Governor: 
Spencer J. Cox

Attested: 
Deidre M. Henderson
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 107
Certificate of Sale No. 26924
Fund: School

Exhibit A
To Patent No. 20707

The Property

Villa Highlands, Phase 3 Legal Description

Beginning at a point that lies North 88°52'18" West along the section line 1408.76 feet and South 2467.70 feet from the North Quarter Corner of Section 18, Township 43 South, Range 15 West, Salt Lake Base and Meridian, said point also being on the South boundary line of Villa Highlands At Hidden Valley Phase 2, Official Records Washington County, Utah, and running along said line the following eight (8) courses, 1) North 78°44'24" East 122.37 feet, 2) South 06°51'46" East 14.46 feet, 3) South 21°26'54" East 31.60 feet, 4) North 66°59'06" East 143.92 feet, 5) South 87°27'24" East 35.17 feet, 6) North 65°30'59" East 112.09 feet, 7) North 47°09'23" East 121.85 feet, and 8) South 37°25'58" East 105.31 feet; thence South 52°34'02" West 93.40 feet; thence South 56°27'04" West 67.05 feet; thence South 59°15'43" West 75.77 feet; thence South 70°33'34" West 53.27 feet; thence South 66°59'06" West 80.05 feet; thence South 68°33'06" West 67.00 feet; thence North 21°26'54" West 65.84 feet; thence South 69°14'23" West 142.36 feet; thence North 25°00'59" West 40.17 feet; thence North 14°44'19" West 77.10 feet; thence North 78°44'24" East 19.35 feet, to the point of beginning.

Containing 59,464 square feet or 1.37 acres.

Villa Highlands, Phase 4 Legal Description

BEGINNING AT A POINT THAT LIES NORTH 88°52'18" WEST ALONG THE SECTION LINE 852.38 FEET AND SOUTH 2376.22 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WEST BOUNDARY LINE OF VILLA HIGHLANDS AT HIDDEN VALLEY PHASE 2, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, AND RUNNING ALONG SAID LINE THE FOLLOWING TWO (2) COURSES, 1) SOUTH 37°25'58" EAST 41.21 FEET AND 2) SOUTH 68°20'37" EAST 65.53 FEET; THENCE SOUTH 33°09'51" WEST 94.90 FEET; THENCE SOUTH 53°06'27" WEST 77.68 FEET; THENCE SOUTH 65°28'22" WEST 154.83 FEET; THENCE NORTH 23°48'16" WEST 117.23 FEET; THENCE NORTH 70°33'34" EAST 22.36 FEET; THENCE NORTH 59°15'43" EAST 75.77 FEET; THENCE NORTH 56°27'04" EAST 67.05 FEET; THENCE NORTH 52°34'02" EAST 93.40 FEET, TO THE POINT OF BEGINNING.

CONTAINING 34,702 SQUARE FEET OR 0.80 ACRES.

5.2 Acres of Future Villa Highlands

Beginning at a point that lies North 88°52'18" West 1604.52 feet and South 2156.97 feet from the North Quarter Corner of Section 18, Township 43 South, Range 15 West, Salt Lake Base and Meridian; thence South 33°00'00" East 352.20 feet; thence South 11°28'00" East 19.59 feet; thence South 78°44'24" West 19.35 feet; thence South 14°44'19" East 77.20 feet; thence South 25°02'34" East 40.07 feet; thence South 46°09'54" West 221.22 feet; thence South 68°01'44" West 180.05 feet; thence South 85°36'27" West 33.03 feet; thence North 19°10'14" West 655.18 feet; thence easterly along a 216.95 foot radius non-tangent curve to the right, (long chord bears South 84°39'07" East a distance of 14.52 feet), center point lies South 03°25'51" West through a central angle of 03°50'03", a distance of 14.52 feet; thence South 82°45'48" East 166.12 feet; thence easterly along a 180.00 foot radius curve to the left, (long chord bears North 81°35'11" East a distance of 97.11 feet), center point lies North 07°14'12" East through a central angle of 31°18'01", a distance of 98.33 feet; thence North 64°09'01" East 95.53 feet to the point of beginning.

Containing 226,512 square feet or 5.20 acres.

Undevelopable Land

Beginning at a point on the East boundary line of Villa Highlands at Hidden Valley Phase 1, Document No. 20150036720, Official Records, Washington County, Utah, said point lies North 88°52'18" West along the section line 593.35 feet and South 2294.53 feet from the North Quarter Corner of Section 18, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence South 69°03'42" East 72.22 feet; thence North 79°11'00" East 132.42 feet to a point on the West boundary line of Estates at Hidden Valley Phase 7, Document No. 20140023255, Official Records, Washington County, Utah; thence along said line the following two (2) courses: 1) South 18°29'01" East 58.73 feet and 2) South 81°06'29" East 627.88 feet to a point on the West boundary line of Hidden Valley Open Space, Document No. 20130034990, Official Records, Washington County, Utah; thence South 18°29'01" East along said line 46.65 feet; thence North 80°52'12" West 246.53 feet; thence South 79°31'11" West 289.69 feet; thence South 64°59'38" West 976.19 feet; thence North 23°11'04" West 242.71 feet; thence South 67°47'57" West 733.07 feet; thence South 76°20'19" West 284.13 feet; thence South 45°00'18" West 81.50 feet; thence South 39°27'54" West 95.52 feet; thence South 06°07'09" East 219.85 feet; thence South 43°13'38" West 199.42 feet; thence South 67°43'22" West 152.38 feet; thence South 39°36'19" West 28.93 feet; thence North 19°23'39" West 384.56 feet; thence South 87°47'15" East 27.69 feet; thence North 17°48'22" East 51.93 feet; thence North 90°00'00" East 57.41 feet; thence North 63°55'21" East 122.51 feet; thence North 81°28'27" East 111.74 feet; thence North 13°29'36" East 89.82 feet; thence North 49°50'51" East 186.83 feet; thence North 88°59'03" East 260.47 feet; thence North 27°14'03" East 131.71 feet; thence North 64°32'26" East 71.33 feet; thence South 73°44'56" East 68.22 feet; thence North 85°36'27" East 70.86 feet; thence North 69°33'24" East 108.34 feet; thence North 65°43'23" East 71.80 feet; thence North 46°09'54" East 221.22 feet; thence North 69°14'23" East 142.36 feet; thence South 21°26'54" East 65.84 feet; thence North 68°33'06" East 67.00 feet; thence North 66°59'06" East 80.05 feet; thence North 70°33'34" East 30.91 feet; thence South 23°48'16" East 117.23 feet; thence North 65°28'22" East 154.83 feet; thence North

53°06'27" East 77.68 feet; thence North 33°09'51" East 94.90 feet to a point on the South boundary line of Villa Highlands at Hidden Valley Phase 2, Document No. 20180007884, Official Records, Washington County, Utah; thence along said line the following seven (7) courses: 1) South 68°20'37" East 88.17 feet, 2) southwesterly along a 325.00 foot radius non-tangent curve to the right, (long chord bears South 23°47'33" West a distance of 24.23 feet), center point lies North 68°20'37" West through a central angle of 04°16'20", a distance of 24.23 feet, 3) South 64°04'17" East 50.00 feet, 4) easterly along a 20.00 foot radius non-tangent curve to the right, (long chord bears North 67°50'25" East a distance of 26.72 feet), center point lies South 64°04'17" East through a central angle of 83°49'24", a distance of 29.26 feet, 5) North 19°45'07" East 45.00 feet, 6) northwesterly along a 20.00 foot radius non-tangent curve to the right, (long chord bears North 28°20'11" West a distance of 26.72 feet), center point lies North 19°45'07" East through a central angle of 83°49'24", a distance of 29.26 feet, and 7) North 12°02'53" East 137.13 feet, to the point of beginning.

Containing 573,358 square feet or 13.16 acres.

END