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Patent Page 1 of 7

Gary Christensen Washington County Recorder

04/30/2021 01:15:02 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. 363-6132668

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

STATE OF UTAH PATENT NO. 20738

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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 Ninety Thousand Four Dollars and Zero Cents (\$190,400.00).

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 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.

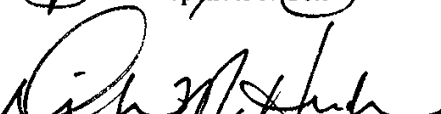
Subject to any valid, existing easements and rights of way of any kind; any right, interest, reservation or exception appearing of record; including without limitation Easement 2305 with the City of St. George and Easement 2329 with the City of St. George; all rights of way for roads, ditches, canals, 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;

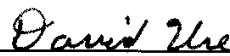
Subject to the terms and conditions of that certain Development Lease No. 1100 dated September 11, 2017, as amended, including, without limitation, the reconciliation payment.

IN TESTIMONY WHEREOF, I affix my signature. Done this 23rd day of
April, 2021.

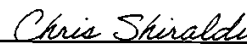
By the Governor: 
Spencer J. Cox

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 138
Certificate of Sale No. 26969
Fund: School

Exhibit A
To Patent No. 20738

Auburn Hills Phase 6
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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY LINE OF AUBURN HILLS PHASE 1, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH $01^{\circ}15'53''$ EAST ALONG THE CENTER SECTION LINE 1713.18 FEET, AND WEST 586.04 FEET, FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTHERLY ALONG A 625.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH $04^{\circ}39'50''$ WEST A DISTANCE OF 223.33 FEET), CENTER POINT LIES SOUTH $84^{\circ}22'18''$ WEST THROUGH A CENTRAL ANGLE OF $20^{\circ}35'03''$, A DISTANCE OF 224.54 FEET; THENCE SOUTHERLY ALONG A 1475.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH $19^{\circ}49'05''$ WEST A DISTANCE OF 250.04 FEET), CENTER POINT LIES NORTH $75^{\circ}02'38''$ WEST THROUGH A CENTRAL ANGLE OF $09^{\circ}43'27''$, A DISTANCE OF 250.34 FEET; THENCE WESTERLY ALONG A 26.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH $70^{\circ}34'12''$ WEST A DISTANCE OF 37.34 FEET), CENTER POINT LIES NORTH $65^{\circ}19'11''$ WEST THROUGH A CENTRAL ANGLE OF $91^{\circ}46'47''$, A DISTANCE OF 41.65 FEET; THENCE NORTH $63^{\circ}32'24''$ WEST 7.00 FEET; THENCE NORTH $26^{\circ}27'36''$ EAST 11.00 FEET; THENCE NORTH $63^{\circ}32'24''$ WEST 89.60 FEET; THENCE NORTHWESTERLY ALONG A 780.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH $65^{\circ}23'53''$ WEST A DISTANCE OF 50.58 FEET), CENTER POINT LIES SOUTH $26^{\circ}27'36''$ WEST THROUGH A CENTRAL ANGLE OF $03^{\circ}42'57''$, A DISTANCE OF 50.58 FEET TO A POINT ON SAID BOUNDARY LINE OF AUBURN HILLS PHASE 1; THENCE ALONG SAID LINE THE FOLLOWING FOURTEEN (14) COURSES, 1) NORTH $22^{\circ}44'39''$ EAST 101.91 FEET, 2) SOUTHEASTERLY ALONG A 170.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH $48^{\circ}40'37''$ EAST A DISTANCE OF 16.49 FEET), CENTER POINT LIES SOUTH $38^{\circ}32'36''$ WEST THROUGH A CENTRAL ANGLE OF $05^{\circ}33'35''$, A DISTANCE OF 16.50 FEET, 3) SOUTHEASTERLY ALONG A 60.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH $54^{\circ}43'07''$ EAST A DISTANCE OF 18.40 FEET), CENTER POINT LIES NORTH $44^{\circ}06'10''$ EAST THROUGH A CENTRAL ANGLE OF $17^{\circ}38'34''$, A DISTANCE OF 18.48 FEET, 4) SOUTH $63^{\circ}32'24''$ EAST 7.93 FEET, 5) NORTH $26^{\circ}27'36''$ EAST 20.00 FEET, 6) NORTHERLY ALONG A 25.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH $14^{\circ}52'08''$ WEST A DISTANCE OF 38.30 FEET), CENTER POINT LIES NORTH $26^{\circ}27'36''$ EAST THROUGH A CENTRAL ANGLE OF $97^{\circ}20'31''$, A DISTANCE OF 43.32 FEET, 7) NORTHEASTERLY ALONG A 30.00

FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 41°34'09" EAST A DISTANCE OF 8.11 FEET), CENTER POINT LIES SOUTH 56°11'53" EAST THROUGH A CENTRAL ANGLE OF 15°32'03", A DISTANCE OF 8.13 FEET, 8) NORTHEASTERLY ALONG A 100.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 33°29'51" EAST A DISTANCE OF 54.59 FEET), CENTER POINT LIES NORTH 40°39'50" WEST THROUGH A CENTRAL ANGLE OF 31°40'37", A DISTANCE OF 55.29 FEET, 9) NORTH 17°39'33" EAST 42.27 FEET, 10) NORTHERLY ALONG A 60.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 11°26'20" EAST A DISTANCE OF 13.00 FEET), CENTER POINT LIES NORTH 72°20'27" WEST THROUGH A CENTRAL ANGLE OF 12°26'25", A DISTANCE OF 13.03 FEET, 11) NORTH 05°13'08" EAST 116.52 FEET, 12) NORTHEASTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 37°09'37" EAST A DISTANCE OF 21.16 FEET), CENTER POINT LIES SOUTH 84°46'52" EAST THROUGH A CENTRAL ANGLE OF 63°52'59", A DISTANCE OF 22.30 FEET, 13) NORTH 69°06'07" EAST 87.92 FEET, AND 14) NORTH 84°22'18" EAST 36.47 FEET, TO THE POINT OF BEGINNING.

CONTAINING 64,534 SQUARE FEET OR 1.48 ACRES.

Auburn Hills Phase 7B
Legal Description

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 88°50'55" WEST ALONG THE SECTION LINE 293.14 FEET AND NORTH 1581.20 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 89°06'20" WEST 202.93 FEET; THENCE NORTHERLY ALONG A 677.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 00°13'13" WEST A DISTANCE OF 127.61 FEET), CENTER POINT LIES NORTH 84°48'44" WEST, THROUGH A CENTRAL ANGLE OF 10°48'58" A DISTANCE OF 127.80 FEET TO THE BOUNDARY LINE OF AUBURN HILLS PHASE 1, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NUMBER 20190023357, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 84°22'18" EAST 11.00 FEET AND 2) NORTHERLY ALONG A 688.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 12°38'19" WEST A DISTANCE OF 167.94 FEET), CENTER POINT LIES SOUTH 84°22'18" WEST, THROUGH A CENTRAL ANGLE OF 14°01'14" A DISTANCE OF 168.36 FEET; THENCE LEAVING SAID AUBURN HILLS PHASE 1 AND RUNNING NORTH 70°21'04" EAST 160.82 FEET; THENCE SOUTH 12°17'55" EAST 180.10 FEET; THENCE SOUTH 12°45'48" EAST 178.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 54,746 SQUARE FEET OR 1.26 ACRES.

Auburn Hills Phase 17
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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF GARNET DRIVE, SAID POINT ALSO BEING THE SOUTH LINE OF AUBURN HILLS PHASE 1, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20190023357, SAID POINT LIES NORTH 01°15'53" EAST ALONG THE CENTER QUARTER SECTION LINE 1293.37 FEET AND WEST 1005.95 FEET, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25, AND RUNNING THENCE SOUTH 13°38'48" WEST 59.26 FEET; THENCE SOUTHERLY ALONG A 470.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 18°08'54" WEST A DISTANCE OF 73.78 FEET), CENTER POINT LIES NORTH 76°21'12" WEST, THROUGH A

CENTRAL ANGLE OF 09°00'11" A DISTANCE OF 73.85 FEET; THENCE SOUTH 22°38'59" WEST 52.29 FEET; THENCE SOUTHERLY ALONG A 530.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 17°34'41" WEST A DISTANCE OF 93.71 FEET), CENTER POINT LIES SOUTH 67°21'01" EAST, THROUGH A CENTRAL ANGLE OF 10°08'37" A DISTANCE OF 93.83 FEET; THENCE SOUTH 12°30'22" WEST 39.03 FEET; THENCE SOUTHWESTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 55°42'52" WEST A DISTANCE OF 13.69 FEET), CENTER POINT LIES NORTH 77°29'38" WEST, THROUGH A CENTRAL ANGLE OF 86°25'00" A DISTANCE OF 15.08 FEET; THENCE WESTERLY ALONG A 630.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 83°37'37" WEST A DISTANCE OF 56.05 FEET), CENTER POINT LIES SOUTH 08°55'22" WEST, THROUGH A CENTRAL ANGLE OF 05°05'58" A DISTANCE OF 56.07 FEET; THENCE NORTH 86°10'36" WEST 151.75 FEET; THENCE 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; THENCE NORTH 03°49'24" EAST 311.33 FEET TO THE SOUTH RIGHT OF WAY LINE SAID CLAYSTONE DRIVE, THENCE ALONG SAID LINE THE FOLLOWING FIVE (4) COURSES AND DISTANCES: 1) 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, 2) SOUTH 86°10'36" EAST 200.55 FEET, 3) EASTERLY ALONG A 720.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 82°52'47" EAST A DISTANCE OF 82.81 FEET), CENTER POINT LIES SOUTH 03°49'24" WEST, THROUGH

A CENTRAL ANGLE OF $06^{\circ}35'38''$ A DISTANCE OF 82.86 FEET, 4) SOUTHEASTERLY ALONG A 10.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH $32^{\circ}58'05''$ EAST A DISTANCE OF 14.54 FEET), CENTER POINT LIES SOUTH $10^{\circ}25'01''$ WEST, THROUGH A CENTRAL ANGLE OF $93^{\circ}13'47''$ A DISTANCE OF 16.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 88,021 SQUARE FEET OR 2.02 ACRES.

END