

Patent Page 1 of 5

Gary Christensen Washington County Recorder
01/03/2022 08:12:53 AM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail To
Ivory Southern, LLC
978 Woodoak Lane
Salt Lake City Ut 84117

SG-5-3-18-310-STL
SG-HIVA-9-2
SG-HIVA-9-3

STATE OF UTAH PATENT NO. 20844

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 ONE MILLION TWO HUNDRED SEVENTY-SIX THOUSAND THREE HUNDRED FIFTY FIVE DOLLARS and 40/100 CENTS (\$1,276,355.40.) 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 and by the authority of the State of Utah, hereby granting, 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**:

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

Excepting and reserving all coal, oil and gas and other mineral deposits, along with the right for SITLA or other authorized persons or entities to prospect for, mine, and remove such deposits; and

Excepting and reserving all water rights and shares of any kind.

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; (as amended from time to time, the "CC&Rs");

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

Subject to any valid, existing easements and rights of way of any kind, including without limitation, Easement 1350 to St. George City; any right, interest, reservation or exception

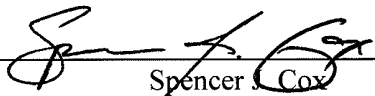
appearing of record; exceptions and reservations contained in federal patents and clear lists; all rights of way for roads, ditches, canals, tunnels, telephone and transmission lines that have been or may be constructed by the United States as provided by statute;

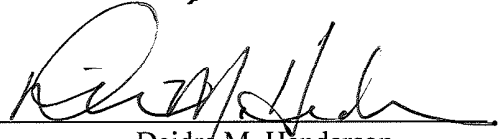
Subject to all sub-surface void and pore spaces in the Property whether naturally existing or created upon the removal of coal, oil and gas and other mineral deposits, and the right to reasonably access and use the Property and to use those sub-surface void and pore spaces for any purpose; and


Subject to an access and utility easement across the Property as may be necessary and reasonable to access other lands administered now or in the future by SITLA.

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

By the Governor: 
Spencer 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 244
Certificate of Sale No. 27047
Fund: School

Exhibit A
To Patent No. 20844

Parcel 1

All of Lot 2 of Hidden Valley Phase 9, according to the plat recorded on April 27, 2017, as Entry No. 20170017191 in the records of Washington County, Utah. Within Township 43 South Range 15 West Section 18, SLB&M.

Containing approximately 5.19 Acres.

Parcel 2

All of Lot 3 of Hidden Valley Phase 9, according to the plat recorded on April 27 2017, as Entry No. 20170017191 in the records of Washington County, Utah. Within Township 43 South Range 15 West Section 18, SLB&M.

Containing approximately 8.00 Acres.

Parcel 3

A parcel of land located in the Southwest Quarter of Section 18, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and in the Southeast Quarter of Section 13, Township 43 South, Range 16 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point that lies thence South $01^{\circ}14'51''$ West along the section line 650.15 feet from the West Quarter Corner of Section 18, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence North $66^{\circ}02'56''$ East 0.08 feet; thence South $87^{\circ}47'15''$ East 252.80 feet; thence South $19^{\circ}23'39''$ East 384.56 feet; thence South $57^{\circ}23'13''$ West 77.77 feet; thence South $45^{\circ}29'24''$ West 74.09 feet; thence South $13^{\circ}03'39''$ West 128.76 feet; thence South $36^{\circ}59'48''$ West 199.17 feet; thence South $26^{\circ}16'48''$ West 68.55 feet; thence South $03^{\circ}41'14''$ West 24.80 feet; thence South $30^{\circ}44'56''$ East 34.37 feet; thence South $39^{\circ}56'59''$ East 89.55 feet; thence South $61^{\circ}32'03''$ East 53.60 feet; thence South $45^{\circ}01'04''$ East 57.59 feet; thence South $08^{\circ}47'20''$ East 41.48 feet; thence South $09^{\circ}28'52''$ West 19.42 feet; thence South $37^{\circ}53'11''$ West 36.41 feet; thence South $56^{\circ}01'43''$ West 85.72 feet; thence South $40^{\circ}33'28''$ West 87.21 feet; thence South $26^{\circ}05'58''$ West 59.39 feet; thence South $45^{\circ}58'49''$ West 21.18 feet; thence South $73^{\circ}06'28''$ West 41.93 feet; thence North $45^{\circ}29'52''$ West 65.82 feet; thence North $33^{\circ}42'15''$ East 52.25 feet; thence North $55^{\circ}22'29''$ West 36.34 feet; thence North $24^{\circ}58'38''$ West 57.14 feet; thence North $47^{\circ}52'46''$ West 74.62 feet; thence North $71^{\circ}16'03''$ West 77.92 feet; thence South $87^{\circ}32'17''$ West 122.66 feet; thence South $78^{\circ}59'01''$ West 114.38 feet; thence North $12^{\circ}05'33''$ West 808.28 feet; thence North $79^{\circ}49'44''$ East 54.22 feet; thence North $72^{\circ}35'01''$ East 196.47 feet; thence North $60^{\circ}15'59''$ East 66.19 feet; thence North $47^{\circ}44'24''$ East 81.34 feet; thence North

56°37'28" East 144.20 feet; thence North 66°02'56" East 121.20 feet, to the point of beginning.

Containing 756,297 square feet or 17.36 acres of which 298,695 square feet or 6.86 acres lie in the Southwest Quarter of Section 18, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and 457,602 square feet or 10.50 acres lie in the Southeast Quarter of Section 13, Township 43 South, Range 16 West, Salt Lake Base and Meridian.

END