

Patent Page 1 of 4

Gary Christensen Washington County Recorder
01/07/2022 01:16:12 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed and Tax Notice To:

CW The Views 6, LLC, a Utah limited liability company
1222 West Legacy Crossing Blvd., Suite 6
Centerville 84014

W-PL
149820-BCF

STATE OF UTAH PATENT NO. 20840

WHEREAS, CW THE VIEWS 6, LLC, a Utah Limited Liability Company, 1222 West Legacy Crossing Boulevard, Suite 400, Centerville, Utah 84014 has 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, the said CW THE VIEWS 6, LLC has paid for said lands, pursuant to the conditions of said sale, Development Lease No 1075, and the laws of the State duly enacted in relation thereto, the sum of Eight Hundred Sixty Seven Thousand Five Hundred Seventy- Seven Dollars and Fifty Three Cents (\$867,577.53) and 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 and confirming unto the said CW THE VIEWS 6, LLC, the tract or parcel of land, situated in the County of Washington, State of Utah, as 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 CW THE VIEWS 6, 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 State or other authorized persons to prospect for, mine, and remove the deposits (provided that the granted premises shall include all surface rights including sand and gravel borrow materials that are used for the development of the granted premises, and subsurface support rights).

Subject to (i) the Amended and Restated Residential Declaration of Covenants, Conditions and Restrictions for Coral Canyon recorded on April 3, 2002 as Entry No. 00759602 in Book 1459 Page 1213, as amended, and (ii) the Tract Declaration recorded on December 30, 2015 as Entry No. 20150045024; also.

Subject to (i) any and all other existing rights of way and easements of any kind and any right, interest, reservation, encumbrance, and exception appearing of record or contained in any plat or declaration, (ii) exceptions and reservations contained in federal patents and clear lists, (iii) all rights of way for ditches, tunnels, and telephone transmission lines that have been or may be constructed by the United States as provided by statute and (iv) all reservations and encumbrances set forth in Development Lease No. 1075 (v) an access an utility easement across the Property as may be necessary and reasonable to access other lands administered now or in the future by SITLA.

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

By the Governor:

[Signature]
Spencer J. Cox

Attested:

[Signature]
Deidre M. Henderson
Lieutenant Governor

[Signature]
David Ure, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By [Signature]
Special Assistant Attorney General

Recorded Patent Book 46, Page 240
Certificate of Sale No. 27043
Fund: USU



EXHIBIT AState of Utah Patent 20840**Township 42 South, Range 14 West SLB&M: Section 18****Township 42 South, Range 15 West SLB&M: Section 13**DEVELOPABLE AREA PARCEL #1 BOUNDARY:

BEGINNING AT A POINT S0°53'56"W, 732.44 FEET ALONG THE SECTION LINE (BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 18), EAST 327.26 FEET AND S21°07'29"W, 99.52 FEET FROM THE WEST 1/4 CORNER OF SECTION 18, T42S, R14W, SLB&M, RUNNING THENCE N58°12'10"E, 91.23 FEET; THENCE S21°07'29"W, 122.32 FEET TO THE POINT OF CURVE OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 28.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 107°39'14" TO THE POINT OF CURVE OF A 122.50 FOOT RADIUS COMPOUND CURVE; THENCE NORTHEASTERLY 73.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°14'40"; THENCE N59°13'36"E, 79.77 FEET; THENCE S30°46'24"E, 180.31 FEET; THENCE S59°13'36"W, 8.13 FEET; THENCE S30°46'24"E, 125.30 FEET; THENCE S59°13'36"W, 2.38 FEET; THENCE S30°46'24"E, 180.00 FEET; THENCE S59°13'36"W, 32.84 FEET TO THE POINT OF CURVE OF A 250.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 166.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°06'06"; THENCE S21°07'29"W, 334.90 FEET; THENCE S60°08'04"W, 114.74 FEET; THENCE N80°51'22"W, 486.75 FEET; THENCE N33°48'46"W, 62.80 FEET; THENCE N19°38'39"E, 60.62 FEET; THENCE N75°52'10"E, 133.89 FEET TO THE POINT OF CURVE OF A 60.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N80°38'58"E; THENCE NORTHEASTERLY 15.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°41'28"; THENCE S75°52'10"W, 127.09 FEET; THENCE N17°48'48"E, 306.20 FEET; THENCE N5°55'17"E, 171.91 FEET; THENCE N20°58'23"E, 148.78 FEET; THENCE N58°12'10"E, 128.21; THENCE S70°21'21"E, 102.70 FEET; THENCE N21°07'29"E, 133.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.231 ACRES.

DEVELOPABLE AREA PARCEL #2 BOUNDARY:

BEGINNING AT A POINT S0°53'56"W, 684.37 FEET ALONG THE SECTION LINE (BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 18), EAST 404.04 FEET AND S30°39'24"E, 60.01 FEET FROM THE WEST 1/4 CORNER OF SECTION 18, T42S, R14W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 4 SUBDIVISION, RECORDED AS DOCUMENT NO. 20210030431 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 4 SUBDIVISION THE FOLLOWING TWO (2) COURSES: S30°46'24"E, 122.32 FEET; THENCE

S59°13'36"W, 24.93 FEET; THENCE LEAVING SAID BOUNDARY AND RUNNING
S59°13'36"W, 62.07 FEET; THENCE N30°46'24"W, 114.01 FEET; THENCE N21°07'29"E,
11.20 FEET; THENCE N58°12'10"E, 78.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.242 ACRES.

END