

Patent Page 1 of 4

Gary Christensen Washington County Recorder
06/14/2022 03:04:09 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,

When recorded and tax notice to:
CW The Solis LLC
1222 W Legacy Crossing Blvd
Suite 6
Centerville, UT 84014

152945-MMF

Tax ID: W-4-2-6-110

STATE OF UTAH PATENT NO. 20842

WHEREAS, CW THE SOLIS, 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 SOLIS, 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 Seven Hundred Fifty-Two Thousand Six Hundred Dollars and Seventy-Three Cents (\$752,600.73) 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 SOLIS, 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.

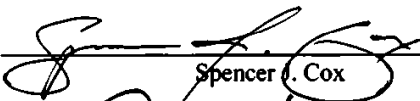
TO HAVE AND TO HOLD the above described and granted premises unto the said CW THE SOLIS, LLC, and to its successors and assigns forever.

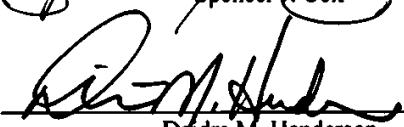
Excepting and reserving all coal, oil, gas and other mineral deposits, except for oil and gas previously reserved to the United States, if any, along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits (provided that the granted premises shall include 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.

IN TESTIMONY WHEREOF, I affix my signature. Done this 16th day of December,
2021.

By the Governor: 
Spencer L. Cox

Attested: 
Daidre 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 242
Certificate of Sale No. 27048
Fund: Schools

EXHIBIT A
State of Utah Patent 20842

Legal Description

Beginning at a point being South 00°32'42" East 1,024.41 feet along the center section line and East 379.88 feet from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base & Meridian, and running;

thence North 84°31'48" East 66.62 feet;
thence Southeast 37.80 feet along an arc of a 25.00 foot radius curve to the left (center bears South 84°23'49" East, long chord bears South 37°42'38" East 34.30 feet with a central angle of 86°37'39");
thence South 81°01'28" East 82.56 feet;
thence East 8.08 feet along an arc of a 172.50 foot radius curve to the left (center bears North 08°58'32" East, long chord bears South 82°22'00" East 8.08 feet with a central angle of 02°41'04");
thence South 06°17'28" West 130.33 feet;
thence South 09°02'10" West 357.13 feet;
thence South 10°17'26" East 112.43 feet;
thence South 15°37'06" East 26.22 feet;
thence South 53°08'47" East 97.90 feet;
thence North 45°58'06" East 175.32 feet;
thence Northeast 42.16 feet along an arc of a 77.50 foot radius curve to the left (center bears North 44°01'54" West, long chord bears North 30°23'05" East 41.64 feet with a central angle of 31°10'02");
thence North 14°48'04" East 162.89 feet;
thence South 75°11'56" East 150.00 feet;
thence South 14°48'04" West 23.26 feet;
thence South 75°11'56" East 95.18 feet;
thence South 17°42'52" West 3.50 feet;
thence South 14°48'04" West 33.98 feet;
thence South 75°11'56" East 96.19 feet;
thence South 13°12'27" West 25.56 feet to the northwesterly line of Highland Park Phase I at the Coral Canyon Community;
thence southwesterly the following (2) courses along said northwesterly line of Highland Park Phase I at the Coral Canyon Community;
thence Southwest 264.03 feet along an arc of a 467.50 foot radius curve to the right (center bears North 81°54'29" West, long chord bears South 24°16'17" West 260.53 feet with a central angle of 32°21'32");
thence South 40°27'03" West 159.29 feet;
thence South 40°27'03" West 96.02 feet;
thence West 84.57 feet along an arc of a 232.63 foot radius curve to the left (center bears South 26°30'31" West, long chord bears North 73°54'24" West 84.11 feet with a central angle of 20°49'51");
thence West 21.74 feet along an arc of a 360.00 foot radius curve to the right (center bears North 05°40'40" East, long chord bears North 82°35'30" West 21.74 feet with a central angle of 03°27'39");
thence North 80°51'41" West 19.22 feet;
thence Northwest 137.35 feet along an arc of a 282.50 foot radius curve to the right (center bears North 09°08'19" East, long chord bears North 66°56'00" West 136.00 feet with a central angle of 27°51'22");
thence South 36°59'41" West 116.46 feet;
thence North 69°02'42" West 88.44 feet;

thence North 67°21'52" West 75.80 feet;
thence Northwest 22.40 feet along an arc of a 42.50 foot radius curve to the right (center bears North 22°38'26" East, long chord bears North 52°15'31" West 22.14 feet with a central angle of 30°12'06");
thence North 37°09'28" West 34.57 feet;
thence Northwest 13.03 feet along an arc of a 42.50 foot radius curve to the right (center bears North 52°50'32" East, long chord bears North 28°22'22" West 12.98 feet with a central angle of 17°34'13");
thence North 19°35'15" West 145.38 feet;
thence North 6.90 feet along an arc of a 42.50 foot radius curve to the right (center bears North 70°24'45" East, long chord bears North 14°56'20" West 6.89 feet with a central angle of 09°17'49");
thence North 10°17'26" West 152.13 feet;
thence North 12.26 feet along an arc of a 407.50 foot radius curve to the left (center bears South 79°42'34" West, long chord bears North 11°09'09" West 12.26 feet with a central angle of 01°43'26");
thence North 12°00'52" West 123.46 feet;
thence North 11.54 feet along an arc of a 42.50 foot radius curve to the right (center bears North 77°59'08" East, long chord bears North 04°14'10" West 11.50 feet with a central angle of 15°33'24");
thence North 03°32'32" East 151.43 feet;
thence North 9.77 feet along an arc of a 92.50 foot radius curve to the right (center bears South 86°27'28" East, long chord bears North 06°34'09" East 9.77 feet with a central angle of 06°03'14");
thence North 09°35'46" East 57.81 feet;
thence North 10.30 feet along an arc of a 42.50 foot radius curve to the right (center bears South 80°24'14" East, long chord bears North 16°32'22" East 10.28 feet with a central angle of 13°53'11");
thence North 23°28'58" East 28.48 feet;
thence North 18.06 feet along an arc of a 57.50 foot radius curve to the left (center bears North 66°31'02" West, long chord bears North 14°29'12" East 17.98 feet with a central angle of 17°59'32");
thence North 05°29'26" East 104.84 feet;
thence North 8.30 feet along an arc of a 42.50 foot radius curve to the right (center bears South 84°30'34" East, long chord bears North 11°04'57" East 8.28 feet with a central angle of 11°11'02");
thence North 16°40'29" East 33.07 feet;
thence South 81°01'28" East 115.58 feet;
thence North 08°58'32" East 46.35 feet;

thence North 08°58'32" East 15.56 feet to the Point of Beginning.

Containing 471,331 square feet or 10.82 acres.

END