

Patent Page 1 of 4

Gary Christensen Washington County Recorder  
06/29/2022 12:39:53 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

CT-150832-CAF

W-PL

YUK / XVA

**STATE OF UTAH PATENT NO. 20857**

**WHEREAS**, CW THE ISLAND, 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 ISLAND, 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 Five Hundred Fifty Eight Thousand Three Hundred Twenty Nine Dollars and Fifty Eight Cents (\$558,329.58) 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 ISLAND, 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.

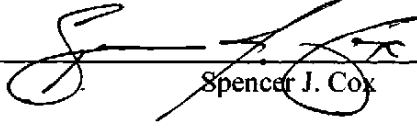
**TO HAVE AND TO HOLD** the above described and granted premises unto the said CW THE ISLAND, LLC, and to its successors and assigns forever.

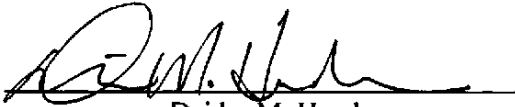
Excepting and reserving all coal, oil, gas and other mineral deposits, except for oil and gas previously reserved to the United States, if any, along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits (provided that the granted premises shall include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

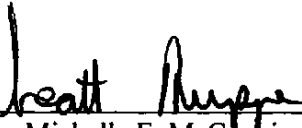
Subject to (i) any and all other existing rights of way and easements of any kind and any right, interest, reservation, encumbrance, and exception appearing of record or contained in any plat or declaration without limitation to Easement 1075C to Washington City and Easement 1075D to Utah Power and Light, (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 15th day of June, 2022.

By the Governor:   
Spencer J. Cox

Attested:   
Deidre M. Henderson  
Lieutenant Governor



  
Scott Ruppe for Michelle E. McConkie, Director  
School and Institutional  
Trust Lands Administration

APPROVED AS TO FORM  
Sean D. Reyes  
Attorney General

By   
Special Assistant Attorney General

Certificate of Sale No. 27060  
Fund: Miners Hospital

**EXHIBIT A**  
State of Utah Patent 20857

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Legal Description

**Township 42 South, Range 14 West SLB&M: Section 8**

THE ISLAND PHASE 1 DEVELOPABLE AREA

BEGINNING AT A POINT S88°30'28"E, 1100.79 FEET ALONG THE NORTH SECTION LINE AND SOUTH, 2323.32 FEET FROM THE NORTHWEST CORNER OF SECTION 8, T42S, R14W, SLB&M, RUNNING THENCE N40°34'41"E, 304.20 FEET; THENCE S54°05'04"E, 23.50 FEET TO THE POINT OF CURVE OF A 72.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S9°27'54"W; THENCE SOUTHEASTERLY 82.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°19'40"; THENCE S72°48'11"W, 17.51 FEET TO THE POINT OF CURVE OF A 16.85 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S89°15'50"E; THENCE SOUTHEASTERLY 24.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°07'41"; THENCE S86°45'31"E, 28.25 FEET TO THE POINT OF CURVE OF A 96.21 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S65°39'56"W; THENCE NORTHWESTERLY 17.36 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°20'12" TO THE POINT OF CURVE OF A 230.69 FOOT RADIUS NON-TANGENT COMPOUND CURVE, RADIUS POINT BEARS N0°50'20"E; THENCE NORTHEASTERLY 41.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°20'12"; THENCE N58°34'08"E, 28.33 FEET; THENCE S31°25'56"E, 24.42 FEET TO THE POINT OF CURVE OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N52°12'35"W; THENCE NORTHERLY 17.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°55'33"; THENCE N82°03'35"E, 39.28 FEET TO THE POINT OF CURVE OF A 54.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N73°07'22"E; THENCE NORTHEASTERLY 39.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°37'34"; THENCE N34°28'05"E, 162.87 FEET; THENCE S85°14'24"E, 21.94 FEET; THENCE N34°45'36"E, 162.54 FEET; THENCE N4°45'36"E, 12.91 FEET; THENCE N85°14'24"W, 14.49 FEET; THENCE N34°45'36"E, 18.42 FEET TO THE POINT OF CURVE OF A 16.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 26.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°12'36"; THENCE S46°26'57"E, 28.54 FEET; THENCE S14°17'02"W, 23.06 FEET TO THE POINT OF CURVE OF A 209.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S50°33'17"W; THENCE SOUTHERLY 147.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 40°13'45"; THENCE S0°47'02"W, 37.93 FEET; THENCE S44°12'58"E, 13.21 FEET; THENCE N45°47'02"E, 13.66 FEET; THENCE S0°47'02"W, 48.64 FEET TO THE POINT OF CURVE OF A 6.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S89°50'32"W; THENCE SOUTHWESTERLY 9.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°54'47"; THENCE S89°13'06"E, 112.89 FEET; THENCE N33°29'06"W, 11.58 FEET; THENCE N56°30'54"E, 17.22 FEET TO THE POINT OF CURVE OF A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N3°00'25"E; THENCE NORTHEASTERLY 121.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°47'53"; THENCE S50°27'35"E, 22.62 FEET; THENCE N70°00'45"E, 14.77 FEET; THENCE S52°42'46"E, 17.63 FEET; THENCE N66°34'41"E, 209.97 FEET; THENCE N32°52'36"E, 81.47 FEET; THENCE S35°15'11"E, 141.38 FEET; THENCE S31°36'28"W, 254.09 FEET TO THE POINT OF CURVE OF A 134.33 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N72°31'44"E; THENCE SOUTHEASTERLY 67.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°55'51"; THENCE S44°33'49"E, 16.69 FEET TO THE POINT OF CURVE OF A 257.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S45°26'11"W; THENCE SOUTHWESTERLY 26.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°49'45"; THENCE S38°44'04"E, 115.00 FEET TO THE POINT OF CURVE OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N51°15'57"E; THENCE SOUTHEASTERLY 9.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°25'44" TO THE POINT OF CURVE OF A 940.65 FOOT RADIUS NON-TANGENT REVERSE CURVE, RADIUS POINT BEARS N40°49'45"W; THENCE SOUTHWESTERLY 67.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°06'25"; THENCE N38°44'04"W, 119.48 FEET TO THE POINT OF CURVE OF A 257.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 45.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'29"; THENCE N28°36'35"W, 40.85 FEET; THENCE N27°14'20"W, 11.34 FEET; THENCE S62°42'15"W, 120.20 FEET; THENCE N57°20'48"W, 128.26 FEET; THENCE N75°13'42"W, 88.82 FEET; THENCE S88°20'54"W, 113.00 FEET; THENCE S83°41'49"W, 106.50 FEET; THENCE S51°35'21"W, 186.00 FEET; THENCE N72°44'51"W, 216.00 FEET; THENCE S60°14'35"W, 173.67 FEET; THENCE S62°07'59"W, 76.00 FEET; THENCE N27°58'12"W, 142.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.027 ACRES.

**END**