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Patent Page 1 of 11

Gary Christensen Washington County Recorder

06/30/2022 10:12:54 AM 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. 363-6220608

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

STATE OF UTAH PATENT NO. 20874

STATE OF UTAH PATENT NO. 20874

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 Four Hundred Seventeen Thousand Two Hundred Fifty Dollars and Zero Cents (\$417,250.00).

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.

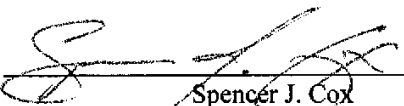
Subject to any valid, existing easements and rights of way of any kind; any right, interest, reservation or exception appearing of record; all rights of way for roads, ditches, canals, tunnels, telephone and transmission lines that have been or may be constructed by the United States as provided by statute;

Subject to the Declaration of Covenants, Conditions, Restrictions, Easements, Terms and Reservations for Desert Color Community, as may be amended from time to time.

The parcels of land described on **Exhibit B** ("Amenity Parcels") are conveyed subject to the express covenant and restriction that the Amenity Parcels are to be used and maintained solely for recreational uses such as community pools, parks, trails, playgrounds, trail systems, landscaping, community pools, clubs, and other recreation amenities to enhance the Desert Color Community. This restriction runs with the land, is binding on successors and assigns, and is


enforceable by the State of Utah, School and Institutional Trust Lands Administration, the Desert Color Community Master Association, Inc., adjacent landowners, and each of their successors and/or assigns through any proceedings at law or in equity.

IN TESTIMONY WHEREOF, I affix my signature. Done this 15th day of June, 2022.

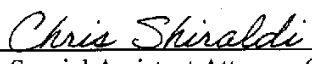
By the Governor: 
Spencer J. Cox

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. 27065
Fund: School

EXHIBIT A
To Patent No. 20874

Several parcels located within Section 36 of Township 43 South, Range 16 West, SLB&M, more particularly described as follows:

Sage Haven - Development Parcel 3

Beginning at a point that lies North 88°50'55" West along the section line 185.72 feet and South 770.90 feet from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian and running thence North 62°00'10" East 18.26 feet; thence North 27°59'50" West 19.42 feet; thence North 62°00'10" East 12.83 feet; thence North 27°59'50" West 11.83 feet; thence North 62°00'10" East 8.00 feet; thence North 27°59'50" West 1.00 feet; thence North 62°00'10" East 17.17 feet; thence South 27°59'50" East 31.33 feet; thence South 62°00'10" West 2.00 feet; thence South 27°59'50" East 2.17 feet; thence North 62°00'10" East 7.00 feet; thence North 27°59'50" West 5.50 feet; thence North 62°00'10" East 20.00 feet; thence South 27°59'50" East 5.50 feet; thence North 62°00'10" East 7.00 feet; thence North 27°59'50" West 2.17 feet; thence South 62°00'10" West 2.00 feet; thence North 27°59'50" West 31.33 feet; thence North 62°00'10" East 17.17 feet; thence South 27°59'50" East 1.00 feet; thence North 62°00'10" East 8.00 feet; thence South 27°59'50" East 11.83 feet; thence North 62°00'10" East 35.68 feet; thence North 27°59'50" West 11.83 feet; thence North 62°00'10" East 8.00 feet; thence North 27°59'50" West 1.00 feet; thence North 62°00'10" East 35.17 feet; thence North 27°59'50" West 7.57 feet; thence North 61°57'32" East 20.00 feet; thence South 27°59'50" East 5.00 feet; thence North 62°01'06" East 22.00 feet; thence North 27°59'50" West 3.46 feet; thence North 62°00'10" East 61.00 feet; thence North 45°33'47" East 103.84 feet; thence North 90°00'00" East 7.83 feet; thence North 00°00'00" East 3.71 feet; thence South 89°59'59" East 55.00 feet; thence North 02°45'32" West 10.00 feet; thence North 11°04'44" West 99.00 feet; thence North 78°55'16" East 15.23 feet; thence northeasterly along a 3.00 foot radius curve to the left, (long chord bears North 28°50'20" East a distance of 4.60 feet), center point lies North 11°04'44" West through a central angle of 100°09'51", a distance of 5.24 feet; thence northwesterly along a 20.30 foot radius non-tangent curve to the left, (long chord bears North 61°52'00" West a distance of 26.05 feet), center point lies South 68°03'04" West through a central angle of 79°50'09", a distance of 28.29 feet; thence North 11°04'44" West 20.50 feet; thence North 78°55'16" East 61.00 feet; thence South 11°05'34" East 38.26 feet; thence North 78°53'28" East 65.64 feet; thence southeasterly along a 50.00 foot radius non-tangent curve to the right, (long chord bears South 48°19'43" East a distance of 98.91 feet), center point lies South 56°47'40" East through a central angle of 196°55'53", a distance of 171.86 feet; thence southerly along a 20.00 foot radius reverse curve to the left, (long chord bears South 20°08'14" West a distance of 20.00 feet), center point lies South 39°51'46" East through a central angle of 60°00'00", a distance of 20.94 feet; thence North 83°05'22" East 104.84 feet; thence South

00°00'00" West 110.42 feet; thence North 90°00'00" East 2.04 feet; thence South 00°00'00" East 20.00 feet; thence North 90°00'00" West 2.04 feet; thence South 00°00'00" East 122.83 feet; thence North 90°00'00" West 22.63 feet; thence South 00°00'00" East 66.83 feet; thence North 90°00'00" East 6.20 feet; thence South 00°00'00" East 20.00 feet; thence North 90°00'00" West 2.21 feet; thence South 00°00'17" East 77.99 feet; thence South 07°49'43" East 41.92 feet; thence South 10°14'24" East 62.99 feet; thence North 79°03'00" East 2.35 feet; thence South 10°57'00" East 20.00 feet; thence South 79°03'00" West 2.28 feet; thence South 10°57'00" East 117.76 feet; thence North 79°03'15" East 12.67 feet; thence South 10°57'18" East 159.00 feet; thence South 79°03'00" West 88.41 feet; thence southeasterly along a 20.00 foot radius non-tangent curve to the left, (long chord bears South 58°49'11" East a distance of 26.83 feet), center point lies North 73°18'39" East through a central angle of 84°15'39", a distance of 29.41 feet; thence South 79°03'00" West 71.40 feet; thence westerly along a 674.00 foot radius curve to the right, (long chord bears South 80°18'09" West a distance of 29.48 feet), center point lies North 10°57'03" West through a central angle of 02°30'24", a distance of 29.49 feet; thence northeasterly along a 20.00 foot radius reverse curve to the left, (long chord bears North 35°18'09" East a distance of 28.90 feet), center point lies North 08°26'44" West through a central angle of 92°30'14", a distance of 32.29 feet; thence North 10°57'00" West 121.11 feet; thence South 79°03'00" West 31.86 feet; thence southwesterly along a 120.00 foot radius curve to the left, (long chord bears South 41°20'39" West a distance of 146.79 feet), center point lies South 10°57'00" East through a central angle of 75°24'41", a distance of 157.94 feet; thence South 03°38'19" West 14.55 feet; thence westerly along a 656.00 foot radius non-tangent curve to the right, (long chord bears North 74°27'31" West a distance of 280.66 feet), center point lies North 03°11'21" East through a central angle of 24°42'15", a distance of 282.85 feet; thence North 28°10'27" East 108.09 feet; thence northwesterly along a 548.00 foot radius non-tangent curve to the right, (long chord bears North 46°38'34" West a distance of 293.02 feet), center point lies North 27°51'01" East through a central angle of 31°00'51", a distance of 296.63 feet; thence North 62°00'10" East 89.32 feet; thence North 27°59'50" West 141.75 feet to the point of beginning.

Containing 440,831 square feet or 10.12 acres.

Sage Haven Open Space 7

Beginning at a point that lies South 88°52'59" East along the section line 434.99 feet and due South 15.51 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 31°57'57" East 31.05 feet; thence South 12°46'49" East 59.33 feet; thence South 13°33'30" East 60.48 feet; thence South 27°25'14" East 67.63 feet; thence South 23°30'38" East 45.46 feet; thence South 06°28'01" East 180.31 feet; thence South 06°28'01" East 38.01 feet; thence South 05°52'55" East 86.05 feet; thence South 11°06'54" West 89.35 feet; thence South 28°51'49" West 95.27 feet; thence South 08°07'08" West 93.91 feet; thence South 00°18'58" East 76.86 feet; thence South 14°36'04" East 142.07 feet; thence South 11°38'35" East 217.04 feet; thence South 79°03'00" West 32.62 feet;

thence North 10°57'18" West 159.00 feet; thence South 79°03'15" West 12.67 feet; thence North 10°57'00" West 117.76 feet; thence North 79°03'00" East 2.28 feet; thence North 10°57'00" West 20.00 feet; thence South 79°03'00" West 2.35 feet; thence North 10°14'24" West 62.99 feet; thence North 07°49'43" West 41.92 feet; thence North 00°00'17" West 77.99 feet; thence due East 2.21 feet; thence due North 20.00 feet; thence due West 6.20 feet; thence due North 66.83 feet; thence due East 22.63 feet; thence due North 122.83 feet; thence due East 2.04 feet; thence due North 20.00 feet; thence due West 2.04 feet; thence due North 110.42 feet; thence South 83°05'22" West 104.84 feet; thence northerly along a 20.00 foot radius non-tangent curve to the right, (long chord bears North 20°08'14" East a distance of 20.00 feet), center point lies North 80°08'14" East through a central angle of 60°00'00", a distance of 20.94 feet; thence northwesterly along a 50.00 foot radius reverse curve to the left, (long chord bears North 48°19'43" West a distance of 98.91 feet), center point lies North 39°51'46" West through a central angle of 196°55'53", a distance of 171.86 feet; thence South 78°53'28" West 65.64 feet; thence North 11°05'34" West 38.26 feet; thence South 78°55'16" West 61.00 feet; thence South 11°04'44" East 20.50 feet; thence southeasterly along a 20.30 foot radius non-tangent curve to the right, (long chord bears South 61°52'00" East a distance of 26.05 feet), center point lies South 11°47'04" East through a central angle of 79°50'09", a distance of 28.29 feet; thence southwesterly along a 3.00 foot radius non-tangent curve to the right, (long chord bears South 28°50'20" West a distance of 4.60 feet), center point lies South 68°45'25" West through a central angle of 100°09'51", a distance of 5.24 feet; thence South 78°55'16" West 15.23 feet; thence South 11°04'44" East 99.00 feet; thence South 02°45'32" East 10.00 feet; thence North 90°00'00" West 55.00 feet; thence South 00°00'00" East 3.71 feet; thence South 90°00'00" West 7.83 feet; thence South 45°33'47" West 103.84 feet; thence South 62°00'10" West 61.00 feet; thence South 27°59'50" East 3.46 feet; thence South 62°01'06" West 22.00 feet; thence North 27°59'50" West 5.00 feet; thence South 61°57'32" West 20.00 feet; thence South 27°59'50" East 7.57 feet; thence South 62°00'10" West 35.17 feet; thence South 27°59'50" East 1.00 feet; thence South 62°00'10" West 8.00 feet; thence South 27°59'50" East 11.83 feet; thence South 62°00'10" West 35.68 feet; thence North 27°59'50" West 11.83 feet; thence South 62°00'10" West 8.00 feet; thence North 27°59'50" West 1.00 feet; thence South 62°00'10" West 17.17 feet; thence South 27°59'50" East 31.33 feet; thence North 62°00'10" East 2.00 feet; thence South 27°59'50" East 2.17 feet; thence South 62°00'10" West 7.00 feet; thence North 27°59'50" West 5.50 feet; thence South 62°00'10" West 20.00 feet; thence South 27°59'50" East 5.50 feet; thence South 62°00'10" West 7.00 feet; thence North 27°59'50" West 2.17 feet; thence North 62°00'10" East 2.00 feet; thence North 27°59'50" West 31.33 feet; thence South 62°00'10" West 17.17 feet; thence South 27°59'50" East 1.00 feet; thence South 62°00'10" West 8.00 feet; thence South 27°59'50" East 11.83 feet; thence South 62°00'10" West 12.83 feet; thence South 27°59'50" East 19.42 feet; thence South 62°00'10" West 18.26 feet; thence North 27°59'50" West 93.64 feet; thence northeasterly along a 2048.00 foot radius non-tangent curve to the left, (long chord bears North 58°36'58" East a distance of 51.05 feet), center point lies North 30°40'11" West through a central angle of 01°25'42", a distance of 51.05 feet; thence northeasterly along a 814.00 foot radius compound curve to the left, (long chord bears North 42°38'06" East a distance of 428.69 feet), center point

lies North 32°05'52" West through a central angle of 30°32'05", a distance of 433.81 feet; thence northeasterly along a 716.00 foot radius reverse curve to the right, (long chord bears North 46°03'59" East a distance of 459.09 feet), center point lies South 62°37'57" East through a central angle of 37°23'51", a distance of 467.34 feet; to the point of beginning.

Containing 204,595 square feet or 4.70 acres.

Sage Haven Amenity and Park Parcel 14

Beginning at a point that lies South 88°52'59" East along the section line 363.64 feet and due South 1168.05 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 10°57'00" East 121.11 feet; thence southerly along a 20.00 foot radius curve to the right, (long chord bears South 07°15'47" East a distance of 2.57 feet), center point lies South 79°03'00" West through a central angle of 07°22'27", a distance of 2.57 feet; thence westerly along a 656.00 foot radius non-tangent curve to the right, (long chord bears South 86°30'08" West a distance of 152.78 feet), center point lies North 10°11'06" West through a central angle of 13°22'27", a distance of 153.13 feet; thence North 03°38'19" East 14.55 feet; thence northeasterly along a 120.00 foot radius curve to the right, (long chord bears North 41°20'39" East a distance of 146.79 feet), center point lies South 86°21'41" East through a central angle of 75°24'41", a distance of 157.94 feet; thence North 79°03'00" East 31.86 feet to the point of beginning.

Containing 14,650 square feet or 0.34 acres.

Sage Haven Amenity and Park Parcel 19

Beginning at a point that lies South 88°52'59" East along the section line 565.01 feet and due South 1251.20 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 11°38'35" East 18.00 feet; thence South 79°03'00" West 101.35 feet; thence northwesterly along a 20.00 foot radius curve to the right, (long chord bears North 58°49'11" West a distance of 26.83 feet), center point lies North 10°57'00" West through a central angle of 84°15'39", a distance of 29.41 feet; thence North 79°03'00" East 121.03 feet to the point of beginning.

Containing 2,097 square feet or 0.05 acres.

Sage Haven Amenity and Park Parcel 20

Beginning at a point that lies North 88°50'55" West along the section line 36.40 feet and due South 1231.24 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West,

Salt Lake Base and Meridian, and running thence easterly along a 656.00 foot radius non-tangent curve to the left, (long chord bears South 81°07'34" East a distance of 428.42 feet), center point lies North 27°55'58" East through a central angle of 38°07'03", a distance of 436.42 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (long chord bears South 38°59'24" West a distance of 27.06 feet), center point lies South 86°25'26" West through a central angle of 85°07'55", a distance of 29.72 feet; thence westerly along a 674.00 foot radius compound curve to the right, (long chord bears North 80°16'18" West a distance of 420.41 feet), center point lies North 08°26'39" West through a central angle of 36°20'42", a distance of 427.55 feet; thence North 26°44'48" East 18.00 feet to the point of beginning.

Containing 7,873 square feet or 0.18 acres.

END EXHIBIT A

EXHIBIT B
To Patent No. 20874

Several parcels located within Section 36 of Township 43 South, Range 16 West, SLB&M, more particularly described as follows:

Sage Haven Amenity and Park Parcel 14

Beginning at a point that lies South 88°52'59" East along the section line 363.64 feet and due South 1168.05 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 10°57'00" East 121.11 feet; thence southerly along a 20.00 foot radius curve to the right, (long chord bears South 07°15'47" East a distance of 2.57 feet), center point lies South 79°03'00" West through a central angle of 07°22'27", a distance of 2.57 feet; thence westerly along a 656.00 foot radius non-tangent curve to the right, (long chord bears South 86°30'08" West a distance of 152.78 feet), center point lies North 10°11'06" West through a central angle of 13°22'27", a distance of 153.13 feet; thence North 03°38'19" East 14.55 feet; thence northeasterly along a 120.00 foot radius curve to the right, (long chord bears North 41°20'39" East a distance of 146.79 feet), center point lies South 86°21'41" East through a central angle of 75°24'41", a distance of 157.94 feet; thence North 79°03'00" East 31.86 feet to the point of beginning.

Containing 14,650 square feet or 0.34 acres.

Sage Haven Amenity and Park Parcel 15

Beginning at a point that lies North 88°50'55" West along the section line 67.43 feet and due South 683.66 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 27°59'50" East 101.17 feet; thence South 62°00'10" West 30.01 feet; thence North 27°59'50" West 101.17 feet; thence North 62°00'10" East 30.01 feet to the point of beginning.

containing 3,036 square feet or 0.07 acres.

Sage Haven Amenity and Park Parcel 16

Beginning at a point that lies South 88°52'59" East along the section line 75.17 feet and due South 939.46 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 06°16'04" East 30.00 feet; thence South 83°43'56" West 30.00 feet; thence North 06°16'04" West 30.00 feet; thence North 83°43'56" East 30.00 feet to the point of beginning.

Sage Haven Amenity and Park Parcel 17

Containing 900 square feet or 0.02 acres.

Beginning at a point that lies South 88°52'59" East along the section line 112.98 feet and due South 1056.67 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 44°41'34" East 40.00 feet; thence South 45°11'52" West 30.00 feet; thence North 44°41'34" West 40.00 feet; thence North 45°11'52" East 30.00 feet; to the point of beginning.

Containing 1,200 square feet or 0.03 acres.

Sage Haven Amenity and Park Parcel 18

Beginning at a point that lies South 88°52'59" East along the section line 124.45 feet and due South 525.47 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence due South 124.63 feet; thence South 27°59'50" East 37.40 feet; thence South 62°00'10" West 29.37 feet; thence North 27°59'50" West 121.52 feet; thence North 45°33'47" East 91.62 feet to the point of beginning.

Containing 6,410 square feet or 0.15 acres.

Sage Haven Amenity and Park Parcel 19

Beginning at a point that lies South 88°52'59" East along the section line 565.01 feet and due South 1251.20 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 11°38'35" East 18.00 feet; thence South 79°03'00" West 101.35 feet; thence northwesterly along a 20.00 foot radius curve to the right, (long chord bears North 58°49'11" West a distance of 26.83 feet), center point lies North 10°57'00" West through a central angle of 84°15'39", a distance of 29.41 feet; thence North 79°03'00" East 121.03 feet to the point of beginning.

Containing 2,097 square feet or 0.05 acres.

Sage Haven Amenity and Park Parcel 20

Beginning at a point that lies North 88°50'55" West along the section line 36.40 feet and due South 1231.24 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence easterly along a 656.00 foot radius non-tangent curve to the left, (long chord bears South 81°07'34" East a distance of 428.42 feet), center point lies North 27°55'58" East through a central angle of 38°07'03", a distance of 436.42 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (long chord bears South 38°59'24" West a distance of 27.06 feet), center point lies South 86°25'26" West through a central angle of 85°07'55", a distance of 29.72 feet; thence westerly along a 674.00 foot radius compound curve to the right, (long chord bears North 80°16'18" West a distance of 420.41 feet), center point lies North 08°26'39" West through a central angle of 36°20'42", a distance of 427.55 feet; thence North 26°44'48" East 18.00 feet to the point of beginning.

Containing 7,873 square feet or 0.18 acres.

Sage Haven Amenity and Park Parcel 27

Beginning at a point that lies North 88°50'55" West along the section line 167.72 feet and due South 765.50 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 27°59'50" East 77.75 feet; thence South 62°00'10" West 18.26 feet; thence North 27°59'50" West 77.75 feet; thence North 62°00'10" East 18.26 feet to the point of beginning.

Containing 1,419 square feet or 0.03 acres.

END EXHIBIT B