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Gary Christensen Washington County Recorder
07/10/2023 03:11:57 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

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

169765-BHF
Tax ID: Not Yet Assessed

STATE OF UTAH PATENT NO. 20948

WHEREAS, CW THE RISE, LLC, a Utah Limited Liability Company, 1222 West Legacy Crossing Boulevard, Suite 6, 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 RISE, LLC, a Utah Limited Liability Company 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 One Hundred Dollars and Four Cents (\$558,100.04) 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 RISE, LLC, a Utah Limited Liability Company 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 granted premises unto the said CW THE RISE, LLC, a Utah Limited Liability Company and to its successors and assigns forever.

Excepting and reserving all coal 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) 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, including, without limitation, Easement 244 to QWEST Corporation, (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.

Excepting and reserving an access and utility easement across the granted premises for the benefit of the State and/or Trust Lands Administration, its successors in interest, assigns, permittees, and lessees, as may be necessary and reasonable to access lands administered by the Trust Lands Administration.

The portion of the granted premises identified as the Open Space Non-Developable Parcel on **Exhibit A** is conveyed subject to the express covenant and restriction that it must remain as open space and kept in its natural condition. This restriction will run with the land, be binding on successors and assigns, and is enforceable by the Trust Lands Administration, adjacent landowners, and each of their successors and or/assigns through any proceedings at law or in equity.

[Remainder of Page Left Blank. Signature Page to Follow.]

IN TESTIMONY WHEREOF, I affix my signature. Done this 5th day of July, 2023.

By the Governor: [Signature]
Spencer J. Cox

Attested: [Signature]
Deidre M. Henderson
Lieutenant Governor

[Signature]
Michelle E. McConkie, Director
School and Institutional
Trust Lands Administration



APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By [Signature]
Special Assistant Attorney General

Certificate of Sale No. 27145
Fund: Miners Hospital 79.54%
MULTI 20.46%

EXHIBIT A
State of Utah Patent

Legal Description

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

DEVELOPABLE PARCEL

Beginning at a point that lies South 01°05'53" West 1,292.60 feet along the Section Line and West 1,104.91 feet from the Northeast Corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 07°15'46" West 117.89 feet; thence South 00°07'55" West 28.92 feet; thence South 28°33'53" West 127.93 feet; thence South 42°37'09" West 63.10 feet; thence South 78°26'04" West 170.55 feet; thence North 50°51'45" West 52.36 feet; thence North 71°05'00" West 116.76 feet; thence North 88°36'51" West 76.02 feet; thence North 86°53'47" West 136.91 feet; thence South 83°27'25" West 38.72 feet; thence North 60°52'13" West 140.78 feet; thence North 89°20'17" West 42.90 feet; thence South 42°18'57" West 30.60 feet; thence South 22°26'16" West 31.85 feet; thence North 48°57'51" West 28.44 feet the Southeasterly Line of Telegraph Road, as on file in the Washington County Recorder's Office; thence northeasterly along said Southeasterly Line and a 1,744.48 foot radius non-tangent curve to the right, (long chord bears North 46°09'33" East 311.56 feet, center point lies South 48°57'51" East) through a central angle of 10°14'47", a distance of 311.97 feet; thence North 51°16'56" East along said Southeasterly Line 531.70 feet; thence South 39°18'33" East 77.48 feet; thence North 50°30'55" East 78.87 feet; thence South 39°29'05" East 250.93 feet; thence South 50°30'11" West 75.81 feet; thence South 35°25'10" East 66.72 feet; thence South 52°02'18" East 24.13 feet to the point of beginning.

Containing 339,512 square feet or 7.79 acres.

The entirety of this Property Lies in the Northeast Quarter (NE1/4) of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian

Closure:

Northing Diff: 0.000049

Easting Diff: 0.002656

Azimuth: 268°55'57"

Error Distance 0.002656

Total Distance 2620.930

Ratio: 1/986646

OPEN SPACE NON-DEVELOPABLE PARCEL

Beginning at a point that lies South 01°05'53" West 1,370.95 feet along the Section Line and West 1,003.91 feet from the Northeast Corner of Section 8, Township 42 South, Range 14 West,

Salt Lake Base and Meridian; Running thence South 30°22'04" West 44.81 feet; thence South 17°46'08" West 228.70 feet; thence South 30°42'42" West 74.94 feet; thence South 71°04'53" West 63.82 feet; thence North 86°57'51" West 140.23 feet; thence North 65°24'07" West 179.28 feet; thence North 70°18'41" West 69.73 feet; thence South 87°27'28" West 176.79 feet; thence South 82°51'12" West 60.12 feet; thence South 44°50'45" West 62.62 feet; thence North 48°57'51" West 194.87 feet; thence North 22°26'16" East 31.85 feet; thence North 42°18'57" East 30.60 feet; thence South 89°20'17" East 42.90 feet; thence South 60°52'13" East 140.78 feet; thence North 83°27'25" East 38.72 feet; thence South 86°53'47" East 136.91 feet; thence South 88°36'51" East 76.02 feet; thence South 71°05'00" East 116.76 feet; thence South 50°51'45" East 52.36 feet; thence North 78°26'04" East 170.55 feet; thence North 42°37'09" East 63.10 feet; thence North 28°33'53" East 62.77 feet; thence North 28°33'53" East 65.16 feet; thence North 00°07'55" East 28.92 feet; thence North 07°15'46" East 117.89 feet; thence South 52°02'18" East 127.34 feet to the point of beginning.

Containing 96,926 square feet or 2.23 acres.

The entirety of this Property Lies in the Northeast Quarter (NE1/4) of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian

Closure:

Northing Diff: 0.007511
Easting Diff: 0.010988
Azimuth: 235°38'45"
Error Distance 0.013310
Total Distance 2598.540
Ratio: 1/195236

Northing Diff: 0.018770
Easting Diff: 0.004317
Azimuth: 347°02'53"
Error Distance 0.019260
Total Distance 3441.640
Ratio: 1/178696

END