

Patent Page 1 of 5
Gary Christensen Washington County Recorder
11/01/2023 12:01:51 PM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

Mail Tax Notices to and
After recording return to:

Desert Color Commercial, L.L.C
2733 East Parleys Way, Suite 300
Salt Lake City, UT 84109

File No. 363-6287211

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

STATE OF UTAH PATENT NO. 20963

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WHEREAS, DESERT COLOR COMMERCIAL L.L.C., a Utah limited liability company, 2733 East Parleys Way, Suite 300 Salt Lake City, Utah 84109 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 COMMERCIAL L.L.C., a Utah limited liability Company has paid for said lands, pursuant to the conditions of said sale, the sum of Three Million One Hundred Fifty Four Thousand One Hundred Sixty Six Dollars and Forty Cents (\$3,154,166.40), 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 of the State of Utah, hereby granting, without warranty, unto DESERT COLOR COMMERCIAL L.L.C., 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 COMMERCIAL L.L.C., 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; including without limitation Easement 2221, with the City of St. George; 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; and all reservations and encumbrances set forth in Development Lease 1100; also

Subject to the Declaration of Covenants, Conditions, Restrictions, Easements, Terms and Reservations for Desert Color Community.

Subject to the terms and conditions of the Declaration of Use Restrictions recorded in the office of the Washington County Recorder on the 15th of day of May 2023 Document Number 20230013991.


IN TESTIMONY WHEREOF, I affix my signature. Done this 7th day of August, 2023.

By the Governor:


Spencer J. Cox

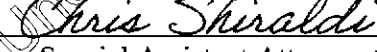
Attested:


Deidre M. Henderson
Lieutenant Governor


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. 27158
Fund: School

Exhibit A**To State of Utah Patent No. 20963****(Legal Description of Property)****Township 43 South Range 16 West Sections 25 & 26, SLB&M 8.62 Acre Parcel
Legal Description**

A parcel of land located in the northwest quarter of Section 25 and, the northeast quarter of Section 26, Township 43 South, Range 16 West, Salt Lake Base and Meridian, being more particularly describes as follows:

Beginning at a point that lies South 88°54'49" East along the section line 563.12 feet and due North 1283.19 feet, from the West Corner of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian and running thence North 76°44'42" West 1.65 feet; thence North 66°17'26" West 21.25 feet; thence North 58°25'48" West 21.27 feet; thence North 46°22'37" West 8.66 feet; thence North 31°51'38" West 11.49 feet; thence North 30°37'48" West 8.76 feet; thence North 58°51'20" West 10.50 feet; thence North 65°50'23" West 11.87 feet; thence North 76°42'34" West 15.79 feet; thence North 73°27'00" West 18.18 feet; thence North 74°01'43" West 28.70 feet; thence North 73°45'46" West 13.51 feet; thence North 61°10'43" West 28.35 feet; thence North 74°15'17" West 139.13 feet; thence North 61°19'08" West 18.46 feet; thence North 50°10'50" West 49.06 feet; thence North 50°10'50" West 150.12 feet; thence North 32°59'21" West 181.33 feet; thence North 34°05'13" West 55.48 feet; thence North 05°25'14" West 114.04 feet; thence North 51°25'37" West 7.32 feet; thence North 47°27'32" East 170.39 feet; thence North 33°01'47" West 69.36 feet; thence North 56°58'14" East 53.47 feet; thence South 33°03'07" East 73.08 feet; thence easterly along a 19.50 foot radius non-tangent curve to the left, (long chord bears South 77°40'54" East a distance of 27.41 feet), center point lies North 56°58'13" East through a central angle of 89°18'16", a distance of 30.39 feet; thence North 57°39'58" East 330.03 feet to the west right of way line of Desert Color Parkway, a public roadway, dedicated by Document No. 20190000314, Official Records, Washington County, Utah; thence along said line the following nine (9) courses: 1) southerly along a 649.00 foot radius non-tangent curve to the left, (long chord bears South 20°33'32" East a distance of 139.88 feet), center point lies North 75°37'40" East through a central angle of 12°22'25", a distance of 140.16 feet, 2) southeasterly along a 2549.00 foot radius compound curve to the left, (long chord bears South 27°25'48" East a distance of 60.88 feet), center point lies North 63°15'16" East through a central angle of 01°22'07", a distance of 60.89 feet, 3) South 28°53'33" East 69.24 feet, 4) southeasterly along a 2549.00 foot radius non-tangent curve to the left, (long chord bears South 30°07'36" East a distance of 40.58 feet), center point lies North 60°19'46" East through a central angle of 00°54'44", a distance of 40.58 feet, 5) southeasterly along a 199.00 foot radius reverse curve to the right, (long chord bears South 27°29'44" East a distance of 21.43 feet), center point lies South 59°25'02" West through a central angle of 06°10'27", a distance of 21.44 feet, 6) South 24°24'31" East 62.75 feet, 7) southeasterly along a 201.00 foot radius non-tangent curve to the left, (long chord bears South 28°18'39" East a distance of 34.46 feet), center point lies North 66°36'26" East through a central angle of 09°50'09", a distance of 34.51 feet, 8) southeasterly along a 2561.00 foot radius compound curve to the left, (long chord bears South 34°16'17" East a distance of 93.20 feet), center point lies North 56°46'17" East through a central angle of 02°05'07", a distance of 93.21 feet, and 9) South 45°31'23" East 71.55 feet; thence westerly along a 15.00 foot radius non-tangent curve to the left, (long chord bears North 81°22'21" West a distance of 17.57 feet), center point lies South 44°28'37" West through a central angle of 71°41'57", a distance of 18.77 feet; thence North 27°13'20" West 0.50 feet; thence southwesterly along a 15.00 foot radius non-tangent curve to the left, (long chord bears South 52°53'14"

West a distance of 5.08 feet), center point lies South 27°22'12" East through a central angle of 19°29'08", a distance of 5.10 feet; thence southwesterly along a 51.50 foot radius reverse curve to the right, (long chord bears South 48°31'56" West a distance of 9.67 feet), center point lies North 46°51'20" West through a central angle of 10°46'33", a distance of 9.69 feet; thence South 53°55'13" West 21.93 feet; thence South 63°01'47" East 13.27 feet; thence South 26°58'13" West 14.94 feet; thence South 56°22'16" West 148.02 feet; thence South 33°01'47" East 4.17 feet; thence southeasterly along a 9.50 foot radius curve to the left, (long chord bears South 55°31'47" East a distance of 7.27 feet), center point lies North 56°58'13" East through a central angle of 45°00'00", a distance of 7.46 feet; thence South 78°01'47" East 8.79 feet; thence South 33°01'47" East 66.41 feet; thence South 11°58'13" West 8.79 feet; thence southerly along a 9.50 foot radius curve to the left, (long chord bears South 10°31'47" East a distance of 7.27 feet), center point lies South 78°01'47" East through a central angle of 45°00'00", a distance of 7.46 feet; thence southeasterly along a 19.50 foot radius compound curve to the left, (long chord bears South 54°16'13" East a distance of 14.13 feet), center point lies North 56°58'13" East through a central angle of 42°28'53", a distance of 14.46 feet; thence South 14°29'21" West 4.68 feet; thence South 56°58'13" West 53.67 feet; thence South 33°01'47" East 29.34 feet; thence southeasterly along a 188.50 foot radius curve to the left, (long chord bears South 37°02'03" East a distance of 26.33 feet), center point lies North 56°58'13" East through a central angle of 08°00'33", a distance of 26.35 feet; thence South 22°34'30" West 91.01 feet to the point of beginning.

Containing 375,496 square feet or 8.62 acres.

END