

Gary Christensen Washington County Recorder
11/06/2023 02:28:21 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

STATE OF UTAH PATENT NO. 20970

CT-171865-CAF

WHEREAS, CW THE ISLAND, LLC, a Utah Limited Liability Company, 610 N 800 W, 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, 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 Seven Hundred Forty Thousand Seven Hundred Ninety Dollars and Four Cents (\$740,790.04) 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 ISLAND, 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 and granted premises unto the said CW THE ISLAND, LLC, a Utah Limited Liability Company and to its successors and assigns forever.

Excepting and reserving all coal, 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 Trust Lands Administration 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 the Master Declaration of Covenants, Conditions, and Restrictions for Cottonwood Community Association recorded on September 21, 2022 as Entry No. 20220043764; also

Excepting and reserving an access and utility easement across the Subject Property for the benefit of the State and/or Trust Lands Administration, its successors in interest, assigns,

Subject to the Master Declaration of Covenants, Conditions, and Restrictions for Cottonwood Community Association recorded on September 21, 2022 as Entry No. 20220043764.

Subject to (i) any and all other existing rights of way and easements of any kind, including without limitation Easement 1075C to Washington City and Easement 1075D to Utah Power and Light, 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, and (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.

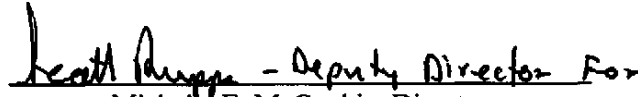
All portions of the granted premises identified as the The Island Open Space Non-Developable Parcels on Exhibit A are conveyed subject to the express covenant and restriction that they must remain as open space and kept in their natural condition. This restriction will run with the land, be binding on 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.

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IN TESTIMONY WHEREOF, I affix my signature. Done this 31st day of October, 2023.

By the Governor: 
Spencer J. Cox

Attested: 
Deidre M. Henderson
Lieutenant Governor

 - Deputy Director For
Michelle E. McConkie, Director 10.19.23
School and Institutional
Trust Lands Administration



APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By 
Special Assistant Attorney General

Certificate of Sale No. 27171
Fund: Miners Hospital

EXHIBIT A
State of Utah Patent 20970

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

THE ISLAND PHASE 2 DEVELOPABLE PARCEL

Beginning at a point that lies North 88°14'54" West 560.69 feet along the Section Line to the South Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and South 1,106.37 feet and West 53.60 feet to the point of Beginning from the North Quarter Corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 37°16'26" East 37.10 feet; thence South 31°10'15" East 144.35 feet; thence South 12°36'37" East 122.92 feet; thence South 14°45'10" East 147.02 feet; thence South 03°32'21" East 106.36 feet; thence South 17°03'27" East 116.32 feet; thence South 26°17'40" East 102.05 feet; thence South 28°57'34" East 114.96 feet; thence South 32°52'40" West 34.92 feet; thence South 66°34'45" West 209.97 feet; thence North 52°42'42" West 17.63 feet; thence South 70°00'49" West 14.77 feet; thence North 50°27'31" West 22.62 feet; thence westerly along a 353.00 foot radius non-tangent curve to the right, (center point lies North 16°47'24" West) through a central angle of 08°47'14", a distance of 54.14 feet; thence North 12°56'50" West 459.07 feet; thence northeasterly along a 211.50 foot radius non-tangent curve to the right, (center point lies South 31°49'59" East) through a central angle of 07°35'23", a distance of 28.02 feet; thence North 32°16'48" East 8.64 feet; thence South 54°58'05" East 14.93 feet; thence North 35°01'55" East 31.33 feet; thence North 54°58'05" West 9.39 feet; thence easterly along a 230.50 foot radius non-tangent curve to the right, (center point lies South 15°00'43" East) through a central angle of 05°16'34", a distance of 21.23 feet; thence North 80°15'51" East 10.54 feet; thence North 09°44'09" West 44.00 feet; thence northeasterly along a 15.00 foot radius non-tangent curve to the left, (center point lies North 09°44'09" West) through a central angle of 90°00'00", a distance of 23.56 feet; thence North 09°44'43" West 60.76 feet; thence northwesterly along a 474.99 foot radius non-tangent curve to the left, (center point lies South 80°15'51" West) through a central angle of 26°54'52", a distance of 223.12 feet; thence North 53°20'59" East 50.01 feet; thence northwesterly along a 525.00 foot radius non-tangent curve to the left, (center point lies South 53°20'59" West) through a central angle of 00°53'39", a distance of 8.19 feet; thence northeasterly along a 7,095.21 foot radius non-tangent curve to the right, (center point lies South 41°04'43" East) through a central angle of 00°53'39", a distance of 110.74 feet to the point of beginning.

Containing 203,534 Square Feet or 4.67 Acres.

THE ISLAND PHASE 3 DEVELOPABLE PARCEL

Beginning at a point that lies North 88°14'54" West 560.69 feet along the Section Line to the South Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and South 1,252.95 feet and West 147.24 feet to the point of Beginning from the North Quarter Corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian;

Running thence southerly along a 474.99 foot radius non-tangent curve to the right, (center point lies South 58°53'06" West) through a central angle of 21°22'45", a distance of 177.24 feet; thence South 09°44'43" East 60.76 feet; thence southwesterly along a 15.00 foot radius non-tangent curve to the right, (center point lies South 80°15'51" West) through a central angle of 90°00'00", a distance of 23.56 feet; thence South 09°44'09" East 44.00 feet; thence South 80°15'51" West 10.54 feet; thence westerly along a 230.50 foot radius curve to the left, (center point lies South 09°44'09" East) through a central angle of 05°16'34", a distance of 21.23 feet; thence South 54°58'05" East 9.39 feet; thence South 35°01'55" West 31.33 feet; thence North 54°58'05" West 14.93 feet; thence South 32°16'48" West 8.64 feet; thence southwesterly along a 211.50 foot radius non-tangent curve to the left, (center point lies South 24°14'35" East) through a central angle of 07°35'23", a distance of 28.02 feet; thence South 12°56'50" East 459.07 feet; thence westerly along a 353.00 foot radius non-tangent curve to the right, (center point lies North 08°00'10" West) through a central angle of 11°00'39", a distance of 67.84 feet; thence South 56°30'58" West 17.22 feet; thence South 33°29'02" East 11.58 feet; thence North 89°13'02" West 112.89 feet; thence northeasterly along a 6.00 foot radius non-tangent curve to the left, (center point lies North 00°45'23" East) through a central angle of 90°54'47", a distance of 9.52 feet; thence North 00°47'06" East 48.64 feet; thence South 45°47'06" West 13.66 feet; thence North 44°12'54" West 13.21 feet; thence North 00°47'06" East 37.93 feet; thence northerly along a 209.50 foot radius curve to the left, (center point lies North 89°12'54" West) through a central angle of 40°13'45", a distance of 147.10 feet; thence North 14°17'06" East 23.06 feet; thence North 46°26'23" West 28.54 feet; thence westerly along a 16.00 foot radius non-tangent curve to the left, (center point lies South 39°58'16" West) through a central angle of 95°12'36", a distance of 26.59 feet; thence South 34°45'40" West 18.42 feet; thence South 85°14'20" East 14.49 feet; thence South 04°45'40" West 12.91 feet; thence South 34°45'40" West 162.54 feet; thence North 85°14'20" West 21.94 feet; thence South 34°28'09" West 162.87 feet; thence southerly along a 54.50 foot radius non-tangent curve to the left, (center point lies South 65°15'00" East) through a central angle of 41°37'34", a distance of 39.59 feet; thence South 82°03'39" West 39.28 feet; thence southerly along a 20.00 foot radius non-tangent curve to the right, (center point lies South 76°51'36" West) through a central angle of 50°55'53", a distance of 17.78 feet; thence North 31°25'52" West 24.42 feet; thence South 58°34'12" West 28.33 feet; thence westerly along a 230.69 foot radius non-tangent curve to the right, (center point lies North 09°29'48" West) through a central angle of 10°20'12", a distance of 41.62 feet; thence southeasterly along a 96.21 foot radius non-tangent curve to the right, (center point lies South 55°19'48" West) through a central angle of 10°20'12", a distance of 17.36 feet; thence North 86°45'27" West 28.25 feet; thence northwesterly along a 16.85 foot radius non-tangent curve to the right, (center point lies North 07°36'33" East) through a central angle of 83°07'41", a distance of 24.45 feet; thence North 72°48'15" East 17.51 feet; thence northwesterly along a 72.00 foot radius non-tangent curve to the left, (center point lies South 74°47'38" West) through a central angle of 65°19'40", a distance of 82.09 feet; thence North 54°05'00" West 15.22 feet; thence North 59°18'06" East 24.81 feet; thence North 34°28'50" East 137.06 feet; thence North 55°53'52" East 19.72 feet; thence North 34°50'55" East 528.79 feet; thence North 53°01'09" East 89.38 feet; thence North 45°20'40" East 41.95 feet; thence North 61°22'26" East 27.33 feet; thence North 24°20'21" West 111.08 feet; thence North 66°37'54" East 128.12 feet to the point of beginning.

Containing 246,988 Square Feet or 5.67 Acres.

THE ISLAND OPEN SPACE NON-DEVELOPABLE PARCELS

(all parcels that follow are subject to the restrictive covenant as described in the patent)

AREA 1

Beginning at a point S88°30'28"E, 2067.39 feet along the North Section Line to the South 1/4 Corner of Section 5, T42S, R14W, SLB&M, S88°15'00"E, 274.81 feet, and South, 1883.47 feet from the Northwest Corner of Section 8, T42S, R14W, SLB&M, said point being on the boundary of Coral Canyon Golf Course as described in document no. 20090046728 filed in the office of the Washington County Recorder, running thence S76°49'16"E, 385.49 feet along said boundary to a point on the westerly right-of-way line of Telegraph Road; thence along said right-of-way the following two (2) courses: S19°39'15"W, 34.63 feet to the point of curve of a 940.65 foot radius curve to the right; thence southwesterly 484.59 feet along the arc of said curve through a central angle of 29°31'00" to the point of curve of a 20.00 foot radius non-tangent compound curve, radius point bears N22°50'12"E; thence northwesterly 9.92 feet along the arc of said curve through a central angle of 28°25'44"; thence N38°44'04"W, 115.00 feet to the point of curve of a 257.50 foot radius curve to the left; thence northwesterly 26.20 feet along the arc of said curve through a central angle of 5°49'45"; thence N44°33'49"W, 16.69 feet to the point of curve of a 134.33 foot radius non-tangent curve to the right, radius point bears N43°35'53"E; thence northwesterly 67.83 feet along the arc of said curve through a central angle of 28°55'51"; thence N31°36'28"E, 254.09 feet; thence N35°15'11"W, 141.38 feet to the point of beginning.

Containing 2.709 acres.

AREA 2

Beginning at a point S88°30'28"E, 1235.07 feet along the North Section Line and South, 2410.59 feet from the Northwest Corner of Section 8, T42S, R14W, SLB&M, running thence N60°14'35"E, 173.67 feet; thence S72°44'51"E, 216.00 feet; thence N51°35'21"E, 186.00 feet; thence N83°41'49"E, 106.50 feet; thence N88°20'53"E, 113.00 feet; thence S75°13'42"E, 88.82 feet; thence S57°20'48"E, 128.26 feet to a point on the boundary of coral canyon golf course; thence along said boundary the following four (4) courses: N76°01'23"W, 263.08 feet; thence S69°35'41"W, 314.58 feet; thence S89°57'02"W, 146.07 feet; thence S86°12'32"W, 219.76 feet to the point of beginning.

Containing 0.830 acre.

AREA 3

Beginning at a point that lies thence North 88°14'54" West 370.34 feet along the Section Line and South 2,267.18 feet from the North Quarter Corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 27°14'16" East 11.34 feet; thence South 28°36'31" East 40.85 feet; thence southeasterly along a 257.50 foot radius curve to the left, (center point lies North 61°23'29" East) through a central angle of 10°07'29", a distance of 45.50 feet; thence South 38°44'00" East 119.48 feet to the Northwesterly Line of Telegraph Street; thence southwesterly along said Northwesterly line and a 940.65 foot radius non-tangent curve to

the right, (center point lies North $36^{\circ}43'18''$ West) through a central angle of $01^{\circ}27'37''$, a distance of 23.97 feet; thence North $57^{\circ}20'48''$ West 251.94 feet; thence North $62^{\circ}42'21''$ East 120.20 feet to the point of beginning.

Containing 14,751 Square Feet or 0.34 Acres.

Basis of Bearings for this Description is North $88^{\circ}14'54''$ West 560.69 feet along the Section Line between the North Quarter Corner of Section 8 and the South Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian.

PHASE 2

Beginning at a point that lies North $88^{\circ}14'54''$ West 560.69 feet along the Section Line to the South Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and South 1,106.37 feet and West 53.60 feet to the point of Beginning from the North Quarter Corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South $76^{\circ}02'18''$ East 57.06 feet; thence South $36^{\circ}04'21''$ East 237.37 feet; thence South $02^{\circ}58'29''$ East 305.77 feet; thence South $23^{\circ}08'01''$ East 298.51 feet; thence South $32^{\circ}52'40''$ West 46.55 feet; thence North $28^{\circ}57'34''$ West 114.96 feet; thence North $26^{\circ}17'40''$ West 102.05 feet; thence North $17^{\circ}03'27''$ West 116.32 feet; thence North $03^{\circ}32'21''$ West 106.36 feet; thence North $14^{\circ}45'10''$ West 147.02 feet; thence North $12^{\circ}36'37''$ West 122.92 feet; thence North $31^{\circ}10'15''$ West 144.35 feet; thence North $37^{\circ}16'26''$ West 37.10 feet to the point of beginning.

Containing 45,187 Square Feet or 1.04 Acres.

PHASE 3

Beginning at a point that lies North $88^{\circ}14'54''$ West 560.69 feet along the Section Line to the South Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and South 1,252.95 feet and West 147.24 feet to the point of Beginning from the North Quarter Corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South $66^{\circ}37'54''$ West 128.12 feet; thence South $24^{\circ}20'21''$ East 111.08 feet; thence South $61^{\circ}22'26''$ West 27.33 feet; thence South $45^{\circ}20'40''$ West 41.95 feet; thence South $53^{\circ}01'09''$ West 89.38 feet; thence South $34^{\circ}50'55''$ West 528.79 feet; thence South $55^{\circ}53'52''$ West 19.72 feet; thence South $34^{\circ}28'50''$ West 137.06 feet; thence South $59^{\circ}18'06''$ West 24.81 feet; thence North $54^{\circ}05'00''$ West 26.97 feet; thence North $41^{\circ}41'48''$ East 270.25 feet; thence North $35^{\circ}20'32''$ East 440.04 feet; thence North $50^{\circ}16'44''$ East 126.58 feet; thence North $17^{\circ}40'47''$ East 32.78 feet; thence North $24^{\circ}42'42''$ West 85.91 feet; thence North $49^{\circ}16'58''$ East 138.57 feet; thence southeasterly along a 474.99 foot radius non-tangent curve to the right, (center point lies South $53^{\circ}20'59''$ West) through a central angle of $05^{\circ}32'08''$, a distance of 45.89 feet to the point of beginning.

Containing 16,662 Square Feet or 0.38 Acres.

END