

W-PL

STATE OF UTAH PATENT NO. 21017

WHEREAS, COLE WEST LAND, LLC, a Utah Limited Liability Company, 2250 North Coral Canyon Blvd, #200, Washington, Utah 84780 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 COLE WEST LAND, 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, 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 COLE WEST LAND, 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 (the "Property").

TO HAVE AND TO HOLD the above described and granted premises unto the said COLE WEST LAND, LLC, 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 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).

Excepting and reserving an access and utility easement across the 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.

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, 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.

The Property is 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.

EXHIBIT A
State of Utah Patent 21017

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

Beginning at a point that lies thence North 88°30'15" West 783.82 feet along the Section Line and South 2076.62 feet from the South Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 54°05'58" East 18.69 feet; thence South 40°34'37" West 196.31 feet; thence North 24°29'14" East 75.79 feet; thence North 41°41'45" East 121.99 feet; to the point of beginning.

Containing 3,196 Square Feet or 0.07 Acres.

Basis of Bearings for this Description is North 88°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.

Legal Description

Closure:

Northing Diff: 0.002126

Easting Diff: 0.005121

Azimuth: 292°33'08"

Error Distance 0.005545

Total Distance 412.780

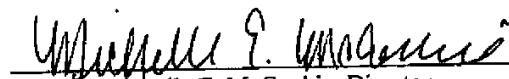
Ratio: 1/74448

END

IN TESTIMONY WHEREOF, I affix my signature. Done this 3rd day of December,
2024.

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. 27241
Fund: Miners Hospital

