

CTC # 8290

The Ranches, L.C.
3768 E. Campus Drive
Eagle Mountain, Utah 84043

ENT 69688;2000 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Sep 05 11:11 am FEE 14.00 BY SB
RECORDED FOR CENTURY TITLE

STATE OF UTAH PATENT NO. 19371

WHEREAS, THE RANCHES L.C., 9155 North Cedar Pass Road #B, Eagle Mountain, Utah 84043, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State;

AND WHEREAS, THE RANCHES L.C. has paid the State of Utah for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of Three Hundred Twenty Three Thousand, Fifty Six Dollars and Twenty Five Cents (\$323,056.25) and all legal interest thereon accrued, as fully appears by the certificate of the proper officer, now on file in the office of the Lieutenant Governor of the State of Utah.

NOW THEREFORE, I, MICHAEL O. LEAVITT, 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 RANCHES L.C., and to its successors and assigns forever, the following tract or parcel of land, situated in the County of Utah, State of Utah, to-wit:

Township 5 South, Range 1 West, SLB&M

Section 29: Within, more particularly described as follows:

Beginning at a point which is South 1221.03 feet and East 1209.74 feet from the West quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 02 degrees 43'26" East 232.94 feet; thence South 89 degrees 22'34" East 2741.33 feet; thence South 00 degrees 47'19" West 1670.09 feet; thence South 01 degree 06'47" West 668.62 feet; thence West 964.50 feet; thence North 08 degrees 19'32" East 188.28 feet; thence North 21 degrees 20'13" West 307.90 feet; thence North 75 degrees 37'07" West 360.84 feet; thence North 50 degrees 33'36" West 359.75 feet; thence North 87 degrees 55'48" West 372.18 feet; thence North 68 degrees 11'55" West 217.19 feet; thence North 49 degrees 57'01" West 403.93 feet; thence North 27 degrees 19'57" West 448.95 feet; thence North 01 degree 06'45" East 461.65 feet; thence North 43 degrees 04'04" East 136.29 feet; thence North 59 degrees 44'37" West 62.25 feet to the point of beginning.

Containing 116.4011 acres, more or less

TO HAVE AND TO HOLD, the above described and granted premises unto THE RANCHES L.C., and to its successors and assigns forever,

Subject to a reservation to the State of all coal and other mineral deposits, along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits; also,

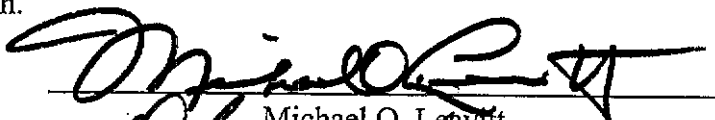
Subject to an easement across the property for utilities as shown on the recorded plat map and as may be necessary to access lands administered by the Trust Lands Administration; also,

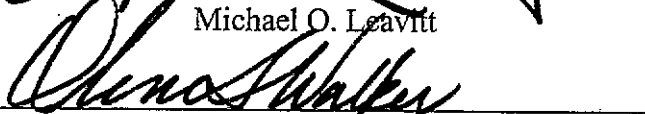
Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels and telephone and transmission lines that have been or may be constructed by authority of the United States as provided by Statute.

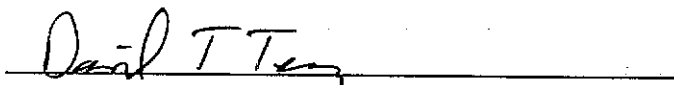
THE RANCHES, L.C., and its successors and assigns, covenant and agree to maintain as open space in perpetuity the southern portion of the premises lying below the bolded line and as depicted in yellow on Exhibit A attached hereto and incorporated herein by reference. This covenant shall be a covenant running with the land.

IN TESTIMONY WHEREOF, I have caused the great seal of the State of Utah to be hereunto affixed. Done at Salt Lake City, this twenty-seventh day of June in the year of our Lord, Two Thousand, and the independence of the United States of America the two hundred and twenty-fourth, and in the one hundred and fifth year of the State of Utah.


By the Governor:

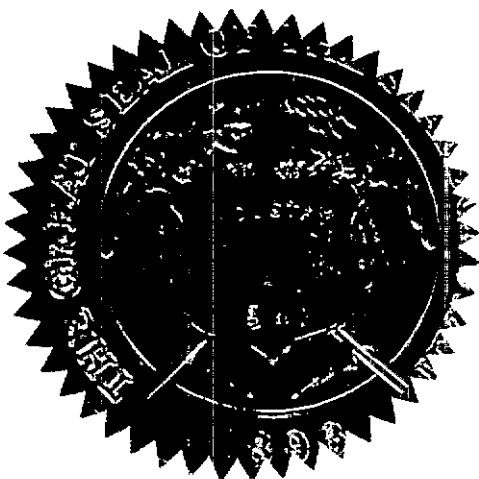

Michael O. Leavitt


Olene S. Walker
Lieutenant Governor


David T. Terry, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM
Jan Graham
Attorney General

By 
Assistant Attorney General



Recorded Patent Book 40 Page 2
Certificate of Sale No. 24647
Fund: School

