

When recorded return to:
SOUTHERN UTAH TITLE COMPANY
20 North Main, Suite 300
St. George, Utah 84770

00994221 Bk 1829 Pg 0679
RUSSELL SHIRTS * WASHINGTON CO RECORDER
2005 DEC 28 16:05 PM FEE \$15.00 BY SW
FOR: SOUTHERN UTAH TITLE CO

STATE OF UTAH PATENT NO. 19883

WHEREAS, SUNCOR DEVELOPMENT COMPANY, an Arizona Corporation, having its offices at 3838 North Central Avenue, Suite 1500, Phoenix AZ 85012-1902, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

AND WHEREAS, the said SUNCOR DEVELOPMENT COMPANY has paid for said lands, pursuant to State of Utah Development Agreement No. 610, by and between the State of Utah, School and Institutional Trust Lands Administration and SunCor Development Company, and in compliance with the laws and regulations of the State duly enacted in relation to the sale of State trust lands, all money owed, and all legal interest thereon accrued, as fully appears by the certificate of sale;

NOW THEREFORE I, JON M. HUNTSMAN, JR., 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 SUNCOR DEVELOPMENT COMPANY, and to its successors and assigns forever, the following tract or parcel of land, situated in the County of Washington, State of Utah, to-wit:

Township 42 South, Range 14 West, SLB&M: Sections 4 & 5

Beginning at a point which is North 00°22'33" East 257.49 feet along the East Section line and North 90°00'00" West 278.09 feet from the East Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian; said point also being on the Northeasterly Right-of-Way of State Route 9; running thence along said State Route 9 North 49°10'23" West 330.83 feet to the point on the Coral Canyon Hurricane Sewer Lift Station boundary line, thence along said Sewer Lift Station boundary line North 33°17'56" East 60.52 feet to the point on Coral Canyon Hurricane Parcel 2 boundary line, thence along said boundary line for the following three (3) courses: North 33°17'56" East 100.39 feet; thence North 23°58'07" East 57.31 feet; thence North 10°03'51" East 89.54 feet to the point on Shell Station Parcel; thence along said Shell Station Parcel for the following five (5) courses: North 09°12'37" East 97.17 feet; thence North 19°12'56" East 52.35 feet; thence North 47°00'06" East 32.78 feet; thence North 30°10'14" East 32.96 feet; thence North 02°20'18" East 46.46 feet; thence North 31°44'46" East 182.09 feet; thence North 42°06'16" East 55.00 feet; thence North 29°45'41" East 22.28 feet; thence North 48°09'05" East 21.35 feet to the point of curvature of a 220.00 foot radius curve concave to the right; thence Northeasterly 81.32 feet along the arc of said curve through a central angle of 21°10'43" to the point of reverse curvature of a 30.00 foot radius curve concave to the left, the radius point of which bears North 20°40'12" West; thence Northeasterly 22.34 feet

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along the arc of said curve through a central angle of $42^{\circ}39'59''$ to the point of tangency; thence North $26^{\circ}39'13''$ East 81.93 feet; thence North $44^{\circ}01'48''$ East 83.44 feet; thence North $82^{\circ}13'28''$ East 22.53 feet; thence North $35^{\circ}21'12''$ East 32.16 feet; thence North $06^{\circ}51'27''$ East 71.80 feet; thence North $08^{\circ}17'25''$ West 63.99 feet; thence North $08^{\circ}21'13''$ West 234.60 feet; thence North $46^{\circ}07'26''$ East 228.53 feet; thence North $31^{\circ}14'23''$ East 139.61 feet; thence North $21^{\circ}40'20''$ East 144.72 feet; thence North $17^{\circ}14'24''$ East 73.02 feet to the point of curvature of a 527.50 foot radius curve concave to the right, the radius point of which bears South $21^{\circ}03'44''$ West; thence Southeasterly 360.20 feet along the arc of said curve through a central angle of $39^{\circ}07'25''$ to the point of non-tangency; thence North $61^{\circ}30'04''$ East 103.87 feet to the point of curvature of a 275.00 foot radius curve concave to the left; thence Northeasterly 27.88 feet along the arc of said curve through a central angle of $5^{\circ}48'34''$ to the point of non-tangency; thence South $34^{\circ}18'29''$ East 50.00 feet; thence South $30^{\circ}30'41''$ East 119.09 feet; thence South $59^{\circ}29'19''$ West 152.44 feet; thence South $20^{\circ}29'44''$ West 153.47 feet; thence North $84^{\circ}14'12''$ West 63.51 feet; thence South $41^{\circ}04'16''$ West 310.01 feet; thence South $16^{\circ}32'00''$ West 292.85 feet; thence South $52^{\circ}08'16''$ West 223.04 feet; thence South $01^{\circ}06'52''$ East 111.01 feet; thence South $35^{\circ}26'49''$ West 421.96 feet; thence South $01^{\circ}57'27''$ East 134.36 feet; thence South $09^{\circ}54'17''$ West 142.85 feet; thence South $40^{\circ}49'37''$ West 165.57 feet to the point of beginning.

Containing: 16.67 acres, more or less

TO HAVE AND TO HOLD, the above described and granted premises unto the said SUNCOR DEVELOPMENT COMPANY, and to its successors and assigns forever;

Excepting and reserving all coal and other mineral deposits (other than oil and gas, which was previously reserved to the United States) along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits; also,

Subject to any valid, existing easement or 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.

Subject to a 30.0 foot public utility easement, as created by Quit Claim Deed recorded February 16, 2005, as Entry No. 927218, in Book 1714, at Pages 1010-1011, Official Washington County Records, as described as follows: (Affects a portion of this and other property) (Note: Said Easement appears to contain an erroneous legal description as to its location)

A strip of land 30.00 feet in width, being 15.00 feet left and right of the described centerline, to be used as a Public Utility Easement, located within the Northwest Quarter (NW1/4) of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian, Washington County, State of Utah; centerline being more particularly described as follows:

Beginning at a point which is North 00°23'33" East 752.47 feet along the East Section line and North 90°00'00" West 426.56 feet from the East Quarter corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence North 12°23'48" feet to the point of terminus.

IN TESTIMONY WHEREOF, I affix my signature. Done this 19th day of
December, 2005.

By the Governor:


Jon M. Huntsman, Jr.

Attested:


Gary R. Herbert
Lieutenant Governor


Kevin S. Carter, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM
Mark L. Shurtleff
Attorney General


By _____
Special Assistant Attorney General



Recorded Patent Book 42 Page 183
Certificate of Sale No. 25861
Fund: Miners Hospital