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School and Institutional
Trust Lands Administration
102 South 200 East, #600
Salt Lake City, Utah 84111

Ent 160254 Bk 261 Pg 585
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COLLEEN ALLEN, Recorder
WAYNE COUNTY
For: State of Utah School and Institution

STATE OF UTAH PATENT NO. 20962

The State of Utah (the “**State**”) issues this Patent No. 20962 (this “**Patent**”) to Teasdale Property Company LLC, a limited-liability company with an address of P.O. Box 750131, Torrey, Utah 84775 (the “**Grantee**”).

RECITALS

The School and Institutional Trust Lands Administration (“**SITLA**”) manages lands held in trust by the State of Utah for the benefit of certain named beneficiaries (“**trust lands**”), pursuant to Sections 6, 8, and 12 of the Utah Enabling Act, Article XX, Section 2 of the Utah State Constitution, and Title 53C of the Utah Code.

Certificate of Sale No. 26798 (the “**Certificate**”) dated September 10, 2018 was issued to Alexis XI, L.L.C. An assignment was approved on September 11, 2018 from Alexis XI, L.L.C. to the Grantee. The Certificate grants Grantee the right to purchase 120.00 acres of trust lands located in Wayne County, Utah (the “**Property**”), as the Property is more fully described on *Exhibit A*.

Grantee has paid the purchase price and all accrued interest, as required in the Certificate, and the State issues this Patent in accordance with the Certificate.

GRANT

I, SPENCER J. COX, Governor of Utah, by virtue of the power and authority vested in me by the laws of the State of Utah, hereby quitclaim to Grantee forever, the Property. The State disclaims all warranties of title and any other warranties available at law. This Patent does not merge with the Certificate.

Reserving to the State, for the benefit of the trust land beneficiaries:

all coal, oil, gas, and other hydrocarbons, and all other mineral deposits, excluding the sand and gravel, located in or on the Property, along with the right to reasonably access and use the Property to explore for, develop, and extract those mineral deposits;

all sub-surface void and pore spaces whether naturally existing or created upon the removal of coal, oil and gas and other mineral deposits, and the right to reasonably access and use the surface and to use those sub-surface void and pore spaces for any purpose;

an access and utility easement across the Property as may be necessary and reasonable to access lands administered by the School and Institutional Trust Lands Administration;

a preservation easement on all archaeological specimens, values, contexts, features, and deposits located on the Property, as more fully set forth in the Certificate.

Subject to any valid, existing rights-of-way, easements, or any other encumbrance in existence of this date, including but not limited to:

- Predesignation No. 750, issued to Wayne County for roads which are valid existing rights for a perpetual term; also,
- Right of Way No. 3198, issued to Garkane Power Association for a power distribution line for a perpetual term.

[The remainder of this page left blank intentionally.]

I affix my signature on this 21 day of July, 2013.

By the Governor: [Signature]
Spencer J. Cox

Attested: [Signature]
Deidre M. Henderson
Lieutenant Governor

[Signature]
Michelle McConkie, Director
School and Institutional
Trust Lands Administration



APPROVED AS TO FORM

Sean D. Reyes
Attorney General

By [Signature]
Special Assistant Attorney General

Certificate of Sale No. 26798
Parcel Name: Teasdale Bench
Fund: School for the Deaf

EXHIBIT A
To Patent No. 20962

DESCRIPTION OF THE PROPERTY

The Property is located in Wayne County, Utah and described as follows:

Township 29 South, Range 4 East, SLB&M
Section 15: N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$

Containing 120.00 acres, more or less