

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

Tax Serial Number: H-PL

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Patent Page 1 of 3
Russell Shirts Washington County Recorder
05/19/2008 04:49:14 PM Fee \$ 14.00
By SOUTHERN UTAH TITLE CO



STATE OF UTAH PATENT NO. 20070

WHEREAS, SUNCOR UTAH, INC., a Utah Corporation, having its offices at 2250 N Coral Canyon Boulevard, Suite 200, Washington, Utah 84780, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

AND WHEREAS, the said SUNCOR UTAH, INC. 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 UTAH, INC., a Utah Corporation, 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:
Section 4

Beginning at a point which is North 00°22'33" East 2273.96 feet along the West Section line and North 90°00'00" East 353.06 feet from the West ¼ Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point being on the Northerly boundary line of the Coral Springs, LLC property recorded as document #994604 in Book 1830 on Page 110 in the office of the Washington County Recorder in the State of Utah, and running thence North 32°27'35" East 92.62 feet to the point on the arc of a 257.60 foot radius curve concave to the right, the radius point of which bears South 86°16'28" East; thence Northeasterly along the arc of said curve 369.62 feet through a central angle of 82°12'37" to a point of non-tangency the radius point of which bears South 4°03'51" East; thence North 42°33'38" East 73.38 feet; thence South 26°25'12" East 150.38 feet; thence South 60°21'28" East 247.79 feet; thence South 20°37'07" West 286.56 feet; thence South 29°52'45" West 164.10 feet to the Northeasterly corner of said Coral Springs property; thence along said boundary in the following five (5) courses: North 30°30'41 West 119.09 feet; thence North 34°18'29" West 50.00 feet to a point

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Patent No. 20070
Page 2

on the arc of a 275.00 foot radius curve concave to the right, the radius point of which bears North $34^{\circ}18'29''$ West; thence Southwesterly along the arc of said curve 27.88 feet through a central angle of $5^{\circ}48'34''$; thence South $61^{\circ}30'12''$ West 103.87 feet to a point on the arc of a 527.50 foot radius curve concave to the left, the radius point of which bears South $60^{\circ}11'10''$ West; thence Northwesterly along the arc of said curve 323.16 feet through a central angle of $35^{\circ}06'02''$ to the point of tangency said point also being the point of beginning.

Contains 5.064 acres, more or less.

TO HAVE AND TO HOLD, the above described and granted premises unto the said SUNCOR UTAH, INC., 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,

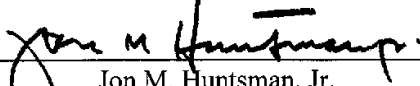
Subject to any valid, existing easement or rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by authority of the United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

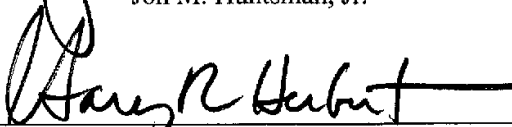
Subject to the Effect of the Covenants, Conditions and Restrictions, recorded December 12, 2005, as Entry No. 990935, in Book 1823, at Pages 2394-2419. (Affects this and other property)

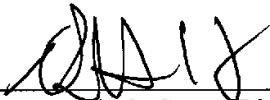
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Patent No. 20070
Page 3

IN TESTIMONY WHEREOF, I affix my signature. Done this 26th day of September, 2007

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 43 Page 170
Certificate of Sale No. 26445
Fund: Miners Hospital