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Russell Shirts Washington County Recorder
11/23/2011 03:09:55 PM Fee \$14.00 By
SOUTHERN UTAH TITLE

When recorded return to:
Ivory Southern LLC
978 E Woodoak Ln
Salt Lake City, UT 84117

Tax ID No. SG-CAHV-13

STATE OF UTAH PATENT NO. 19990-14-13

Casitas at Hidden Valley, a planned unit development

Unit 13

WHEREAS, IVORY SOUTHERN, LLC, a Utah limited liability company, having its offices located at 3143 South 840 East, St. George, Utah 84790, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State;

AND WHEREAS, the said IVORY SOUTHERN, LLC has paid for said lands all money owed and all legal interest thereon accrued, pursuant to that certain Amended and Restated Development Lease Number 754, dated January 1, 2009, as amended on June 17, 2010 and March 29, 2011 and complied with the conditions of said sale, and the laws of the State duly enacted in relation thereto, as fully appears by the certificate of the proper officer.

NOW THEREFORE, I, KEVIN S. CARTER, Director of the School and Institutional Trust Lands Administration, 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 IVORY SOUTHERN, LLC, 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 43 South, Range 15 West, SLB&M; Section 18

All of Unit 13 of the Casitas at Hidden Valley 3rd Amended and Extended, a planned unit development, according to the plat of record on April 4, 2011, as Entry No. 20110010321, records of Washington County, Utah

Containing 0.03 acres, more or less

TO HAVE AND TO HOLD the above described and granted premises unto the said IVORY SOUTHERN, LLC, and to its successors and assigns forever;

Excepting and reserving 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, provided the State or other authorized persons do not enter upon or use the surface or any part of the premises above a depth of 500 feet below the surface and provided the State or other authorized persons retain all appropriate structural support of the premises; also,

Subject to an easement across the property for utilities as shown on the recorded plat map; also,

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Subject to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Hidden Valley at St. George, as recorded on June 25, 2007, as Entry No. 20070032840, records of Washington County, Utah; also,

Subject to the Amended and Restated Neighborhood Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Casitas at Hidden Valley, as recorded on January 26, 2007, as Entry No. 20070004366, records of Washington County, Utah; also,

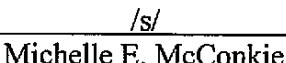
Subject to any valid, existing easement or rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by authority of the United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

IN TESTIMONY WHEREOF, I affix my signature. Done this 25th day of May 2011.

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

By  _____

APPROVED AS TO FORM
Mark L. Shurtleff
Attorney General

By  _____
Michelle E. McConkie
Special Assistant Attorney General
Approved by memo dated May 23, 2011

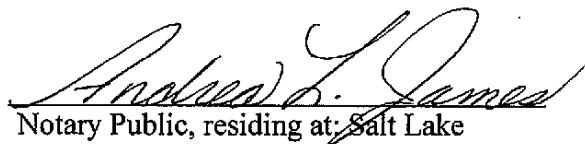
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STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 25th day of May 2011, personally appeared before me Kevin S. Carter, who being by me duly sworn did say that he is the Director of the School and Institutional Trust Lands Administration of the State of Utah, and the signer of the above instrument, who duly acknowledged that he executed the same.

Given under my hand and seal this 25th day of May 2011.



Notary Public, residing at: Salt Lake

My commission expires: August 25, 2014

