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Russell Shirts Washington County Recorder

10/09/2018 01:35:02 PM Fee \$16.00 By

MOUNTAIN VIEW TITLE - ST.GEORGE

Tax Notice
1404 W. Sun River Parkway #200
St. George, UT 84790

STATE OF UTAH PATENT NO. 20582

164173

WHEREAS, SUN RIVER VILLAS DEVELOPMENT, LLC, 1404 West Sun River Parkway, Suite 200, 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 SUN RIVER VILLAS DEVELOPMENT, LLC, has paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of One Hundred Forty Six Thousand Eight Hundred Sixty Two Dollars and Fifty One Cents (\$146,862.51), and all legal interest thereon accrued, as fully appears by the certificate of sale;

NOW THEREFORE I, Gary R. Herbert, 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 SUN RIVER VILLAS DEVELOPMENT, LLC, and to its heirs, successors and assigns forever, the tract or parcels of land containing 3.84 acres more or less, situated in the County of Washington, State of Utah, more particularly described in Exhibit A attached hereto and incorporated by reference.

TO HAVE AND TO HOLD the above described and granted premises unto the said SUN RIVER VILLAS DEVELOPMENT, LLC, and to its heirs, successors and assigns forever,

Excepting and reserving to the State of Utah, through the School and Institutional Trust Lands Administration, all coal, oil, gas and other mineral deposits, along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits (and subject to any prior reservation of minerals to the United States); also,

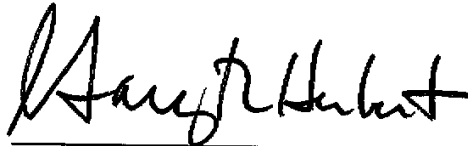
Subject to any valid, existing easements or rights of way of any kind, and any right, interest, obligation, liability, reservation or exception appearing of record; subject to exceptions and reservations contained in federal patents and clear lists; subject to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by authority of the United States as provided by Statute; also subject to all matters which an accurate survey or physical inspection would disclose; also,

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Subject to those terms and covenants in that certain Development Lease No. 729 (the Development Lease"), and specifically subject to the obligation to construct road improvements in the manner described therein.


IN TESTIMONY WHEREOF, I affix my signature. Done this 24th day of September 2018.

By the Governor:




Gary R. Herbert

Attested:



Spencer J. Cox
Lieutenant Governor



David Ure, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM

Sean D. Reyes
Attorney General

By



Special Assistant Attorney General

Recorded Patent Book 45, Page 282
Certificate of Sale No. 26802
Fund: School

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Exhibit A
Legal Description of Conveyed Property

Township 43 South, Range 16 West, Section 23:

The Villas at Sun River Phase 6

Beginning at a point on the southerly line of the Atkinville Interchange (HPP-15-195601), said point being North 01°13'39" East 2,280.10 feet along the extension of the section line and East 3,648.88 feet from the Southwest Corner of Section 23, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 59°36'29" East 232.51 feet along said southerly line of Atkinville Interchange;
thence South 30°23'31" West 51.99 feet;
thence South 07°32'14" West 115.16 feet;
thence South 12°51'05" West 30.13 feet;
thence South 06°52'12" West 87.77 feet;
thence North 77°11'59" West 5.03 feet;
thence North 89°43'12" West 10.22 feet;
thence South 06°01'15" West 97.74 feet;
thence South 29°27'31" East 37.43 feet;
thence South 08°59'33" West 87.41 feet to the northerly line of The Villas at Sun River Phase 2;
thence easterly the following (5) courses along the northerly line of said Phase 2
thence North 75°15'55" West 5.03 feet;
thence North 84°54'32" West 79.97 feet;
thence South 89°24'16" West 97.13 feet;
thence North 85°04'47" West 30.31 feet;
thence South 86°36'15" West 92.00 feet to the easterly line of The Villas at Sun River Phase 5;
thence northerly the following (13) courses along said easterly line of said Phase 5;
thence Northerly 278.32 feet along an arc of a 1,733.50 foot radius curve to the right (center bears North 86°46'10" East, long chord bears North 01°22'08" East 278.03 feet with a central angle of 09°11'57");
thence South 82°18'45" East 92.04 feet;
thence Northerly 5.86 feet along an arc of a 121.71 foot radius curve to the left (center bears North 83°16'50" West, long chord bears North 05°20'24" East 5.86 feet with a central angle of 02°45'33");
thence Northwesterly 30.04 feet along an arc of a 19.91 foot radius curve to the left (center bears North 85°56'43" West, long chord bears North 39°11'06" West 27.27 feet with a central angle of 86°28'46");
thence North 07°41'15" East 55.00 feet;
thence Northeasterly 30.84 feet along an arc of a 20.00 foot radius curve to the left (center bears North 07°41'15" East, long chord bears North 53°30'24" East 27.88 feet with a central angle of 88°21'42");

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thence Northerly 5.07 feet along an arc of a 1,641.50 foot radius curve to the right (center bears South $80^{\circ}40'27''$ East, long chord bears North $09^{\circ}24'52''$ East 5.07 feet with a central angle of $00^{\circ}10'38''$);

thence North $82^{\circ}18'45''$ West 93.22 feet;

thence North $11^{\circ}41'28''$ East 85.54 feet;

thence North $14^{\circ}23'53''$ East 12.72 feet;

thence North $18^{\circ}22'01''$ East 92.18 feet;

thence South $71^{\circ}30'36''$ East 79.89 feet;

thence North $30^{\circ}23'31''$ East 74.42 feet to the Point of Beginning.

Containing 167,325 square feet or 3.84 acres.

St-6-3-26-110

END