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Russell Shirts Washington County Recorder
06/11/2019 12:08:28 PM Fee \$74.00 By
SOUTHERN UTAH TITLE COMPANY

STATE OF UTAH PATENT NO. 20361-63-00
(Arroyo at Sienna Hills Phase 7)

WHEREAS, BRENNAN HOLDINGS NO. 200, LLC, a Utah limited liability company, P.O. Box 1991, Sun Valley, Idaho 83353, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State;

AND WHEREAS, the said BRENNAN HOLDINGS NO. 200, LLC has paid for said lands all money owed and all legal interest thereon accrued, pursuant to that certain Development Lease Number 1052, dated March 1, 2014, as amended, and complied with the conditions of said sale and the laws of the State duly enacted in relation thereto.

NOW THEREFORE, I, DAVID URE, 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 of the State of Utah, hereby granting, without warranty, unto the said BRENNAN HOLDINGS NO. 200, LLC, 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 7 and 18
AND
Township 42 South Range 15 West SLB&M: Section 13

All of Lots 169 through 195 of Arroyo at Sienna Hills Phase 7 according to the plat of record on file with the office of the Washington County Recorder;

Containing 5.36 acres, more or less.

**See Exhibit "A" attached hereto and made a part hereof for Tax ID#s.

TO HAVE AND TO HOLD the above described and granted premises unto the said BRENNAN HOLDINGS NO. 200, LLC, and to its successors and assigns forever.

Excepting and reserving all coal, oil, gas and other mineral deposits, along with the right for the Trust Lands Administration or such other authorized persons or entities to prospect for, mine, and remove such deposits, provided that any such prospecting for, mining or removal of its portion of the mineral deposits shall occur laterally and not from the surface of the Property and that subsurface support of the Property shall be retained; also

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Excepting and reserving to the State of Utah an easement across the Property for the benefit of the State and the Trust Lands Administration, their respective successors in interest, assigns, permittees, licensees and lessees, as may be necessary and reasonable for drainage across the Property, including, without limitation, the drainage easement area for drainage facilities to cross the Property as described in the Declaration of Development Covenants and for access to the drainage area surrounding the Property, including access for maintenance thereof; provided, however, that such easements, to the extent they are blanket in nature, shall be modified and amended from time to time as agreed by the parties, such that the easements shall be specifically identified and located; also,

Excepting and reserving to the State an easement across the Property for the benefit of the State and the Trust Lands Administration, their respective successors in interest, assigns, permittees, licensees and lessees, as may be necessary and reasonable to install, operate and maintain a fiber optic system and related facilities and other equipment in connection therewith.

Subject to The Arroyo at Sienna Hills Protective Covenants, Conditions and Restrictions, recorded on December 14, 2015 in the office of the Washington County Recorder as document no. 20150043025; also,

Subject to any valid, existing easements, rights of way of any kind and any right, interest, reservation or exception appearing of record, including but not limited to that certain Declaration of Covenants, Conditions, Restrictions, and Easements for Sienna Hills, that certain Development Agreement between the Trust Lands Administration and the City of Washington, and the Sienna Hills Planned Community Development Project Plan, as adopted by Washington City Ordinance No. Z-2004-20 dated February 9, 2005, and subject also to all reservations and exceptions in prior conveyances from the United States, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute; and subject to all reservations and encumbrances contained in Development Lease Number 1052; also,

Subject to that certain Declaration of Covenants Regarding Development recorded on March 3, 2014, Document No. 20140006264, as amended.

[Remainder of Page Intentionally Left Blank. Signature Page to Follow.]

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IN TESTIMONY WHEREOF, I affix my signature. Done this 29th day of May,
2019.

David Ure, Director
School and Institutional
Trust Lands Administration

By David Ure

APPROVED AS TO FORM:
SEAN D. REYES
ATTORNEY GENERAL

By Sean D. Reyes
Special Assistant Attorney General

Recorded Patent Book S-6
Certificate of Sale No. 26634-63-00
Fund: School

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

On the 29th day of May 2019, personally appeared before me David Ure, 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 29th day of May, 2019.

My commission expires: 5/16/22


Notary Public, residing at: Salt Lake



Attachment to that certain State of Utah Patent No. 20361-63-00 executed by School and Institutional Trust Lands Administration grantor(s), to Brennan Holdings No. 200, LLC, a Utah Limited Liability Company grantee(s).

Order No. 205090

EXHIBIT "A"

Tax I.D. No.

W-ARO-7-169, W-ARO-7-170, W-ARO-7-171, W-ARO-7-172, W-ARO-7-173, W-ARO-7-174, W-ARO-7-175, W-ARO-7-176, W-ARO-7-177, W-ARO-7-178, W-ARO-7-179, W-ARO-7-180, W-ARO-7-181, W-ARO-7-182, W-ARO-7-183, W-ARO-7-184, W-ARO-7-185, W-ARO-7-186, W-ARO-7-187, W-ARO-7-188, W-ARO-7-189, W-ARO-7-190, W-ARO-7-191, W-ARO-7-192, W-ARO-7-193, W-ARO-7-194, and W-ARO-7-195
