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Russell Shirts Washington County Recorder

05/28/2020 08:01:08 AM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

When Recorded mail to:
2250 N. Coral Canyon Blvd #200
Washington, UT 84780

STATE OF UTAH PATENT NO. 20361-10-1

WHEREAS, COLE WEST LAND, LLC, a Utah limited liability company, 1222 West Legacy Crossing Boulevard, STE. 6, Centerville, Utah, 84014, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

AND WHEREAS, the said COLE WEST LAND, 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 and Five Thousand Dollars and No Cents (\$105,000.00) and all legal interest thereon accrued, as fully appears by the certificate of sale;

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 and by the authority of the State of Utah, hereby granting and confirming unto the said COLE WEST LAND, LLC, and to its successors and assigns forever, the tract or parcel of land, situated in the County of Washington, State of Utah, as 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 COLE WEST LAND, LLC, and to its successors and assigns forever,

Subject to the Amended and Restated Residential Declaration of Covenants, Conditions and Restrictions for Coral Canyon, as recorded on April 3, 2002 as entry 759602, Book 1459, Pages 1213-1268, as amended; also,

Excepting and reserving all coal and other mineral deposits, except for oil and gas 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 (provided that the granted premises shall include all surface rights including sand and gravel borrow materials that are used for the development of the granted premises, and subsurface support rights); also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, subject to exceptions and reservations contained in federal patents and clear lists, and subject also to all rights of way for ditches, tunnels, and telephone transmission lines that have been or may be constructed by the United States as provided by statute.

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IN TESTIMONY WHEREOF, I affix my signature. Done this 12th ^{May} day of ~~April~~, 2020.

State of Utah
School and Institutional
Trust Lands Administration

By: David Ure
David Ure, Director

APPROVED AS TO FORM
Sean D. Reyes
Utah Attorney General

By: Chris Shiraldi
Special Assistant Attorney General

STATE OF UTAH)
):§
COUNTY OF SALT LAKE)

On the 12th ^{May} day of ~~April~~, 2020 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 12th ^{May} day of ~~April~~, 2020.

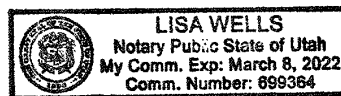
My Commission expires:

5/12/2020
(Date)

Lisa Wells
Notary Public

Residing at: Salt Lake County
(County)

Recorded Patent Book S-6, Page 1
Certificate of Sale No. 26634-10-1
Fund: School



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Exhibit A

Township 42 South, Range 14 West, SLB&M; Section 18

Lots 1 and 2 of Highland Park Phase 1 Subdivision at the Coral Canyon Community, according to the plat of record on June 19, 2006, as Entry No. 20060026420, records of Washington County, Utah.

Parcel numbers W-HPCC-1-1-CC and W-HPCC-1-2-CC

Containing 0.79 acre, more or less.