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Russell Shirts Washington County Recorder

06/26/2020 02:00:50 PM Fee \$40.00 By AUSTIN  
ANDERSON

When recorded mail to:

Austin Anderson  
265 W. Tabernacle, suite 200  
St. George, Utah 84770

**STATE OF UTAH PATENT NO. 20662**

**WHEREAS**, The Lofts at Santa Clara, LLC, 243 E. St. George Blvd, #200, St. George Utah, 84770, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

**AND WHEREAS**, the said The Lofts at Santa Clara, 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 Three Hundred Sixty Four Thousand Eight Hundred Fifty Two Dollars and Thirty Cents (\$364,852.30), 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 The Lofts at Santa Clara, LLC, the following tract or parcel of land, 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 The Lofts at Santa Clara, LLC, a limited liability company, and to its successors and assigns forever,

Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all coal, and any other mineral deposits, along with the right for the School and Institutional Trust Lands Administration or other authorized persons or entities to prospect for, mine, and remove such deposits; 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 and transmission lines that have been or may be constructed by the United States as provided by statute.


Subject to Easement 853 dated May 3, 2003 to Questar Gas Company.

IN TESTIMONY WHEREOF, I affix my signature. Done this 12<sup>th</sup> day of May, 2020.

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 46, Page 62  
Certificate of Sale No. 26766  
Fund: School

**Exhibit A**  
**State of Utah Patent No. 20662**

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Legal Description of Property

**Heritage Point Phase 2:**

Beginning at a point on the section line, said point being South 89°17'54" West 549.46 feet along the section line from the South Quarter Corner of Section 15, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence North 89°17'54" West 445.70 feet along said section line to the easterly line of Lava Flow Drive; thence North 22°46'51" East 400.91 feet along said easterly line of Lava Flow Drive thence South 67°13'09" East 114.59 feet; thence East 47.43 feet along an arc of a 70.50 foot radius curve to the right (center bears South 17°50'49" East, long chord bears South 88°34'18" East 46.54 feet with a central angle of 38°33'01"); thence South 69°17'48" East 115.04 feet; thence South 20°42'12" West 37.00 feet; thence South 69°17'48" East 41.50 feet; thence South 22°53'19" West 42.69 feet; thence North 89°17'54" West 30.64 feet; thence South 00°42'06" West 93.50 feet; thence South 89°17'54" East 54.59 feet; thence South 00°42'06" West 106.50 feet to the Point of Beginning.

Containing 116,195 square feet or 2.67 acres.

Tax ID: SC-PL

**END**