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Russell Shirts Washington County Recorder

08/05/2020 11:45:57 AM Fee \$40.00 By

MOUNTAIN VIEW TITLE - ST.GEORGE

179119

STATE OF UTAH PATENT NO. 20669

**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 Thirteen Thousand Two Hundred Three Dollars and Eleven Cents (\$113,203.11), 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 of the State of Utah, hereby granting, without warranty, unto the said SUN RIVER VILLAS DEVELOPMENT, LLC, the tract or parcels of land containing 2.79 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 successors and assigns forever.

Excepting and reserving 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,

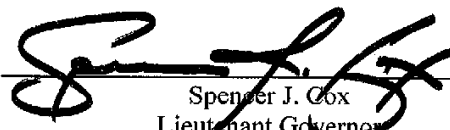
Subject to any valid, existing easements or rights of way of any kind, and any right, interest, obligation, liability, reservation or exception appearing of record; subject to exceptions and reservations contained in federal patents and clear lists; subject to all rights of way for ditches, tunnels, 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,

Subject to those terms, conditions, and covenants in that certain Development Lease No. 729 (the Development Lease") and Certificate of Sale.

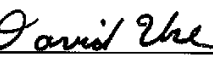
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IN TESTIMONY WHEREOF, I affix my signature. Done this 28<sup>th</sup> day of July  
\_\_\_\_\_ 2020.

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 69  
Certificate of Sale No. 26886  
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 8**

Beginning at a point on the northerly line of The Villas at Sun River Phase 3, said point being the southeast corner of The Villas at Sun River Phase 7, said point also being North 01°13'39" East 1,587.09 feet along the extension of the section line and East 3,974.25 feet from the Southwest Corner of Section 23, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running;

Thence northerly the following (9) courses along the easterly line of said Phase 7;  
thence North 32°51'40" East 64.00 feet;  
thence Easterly 31.42 feet along an arc of a 20.00 feet radius curve to the right (center bears South 57°08'20" East, long chord bears North 77°51'40" East 28.28 feet with a central angle of 90°00'00");  
thence North 32°51'40" East 30.00 feet;  
thence Northerly 31.42 feet along an arc of a 20.00 feet radius curve to the right (center bears North 32°51'40" East, long chord bears North 12°08'20" West 28.28 feet with a central angle of 90°00'00");  
thence North 32°51'40" East 136.15 feet;  
thence Easterly 31.42 feet along an arc of a 20.00 feet radius curve to the right (center bears South 57°08'20" East, long chord bears North 77°51'40" East 28.28 feet with a central angle of 90°00'00");  
thence North 03°28'51" West 37.24 feet;  
thence North 57°08'20" West 15.93 feet;  
thence North 32°51'40" East 118.50 feet to the southerly line of the Atkinville Interchange (HPP-15-195601);  
thence South 57°08'20" East 276.00 feet along said southerly line of Atkinville Interchange;  
thence South 32°51'40" West 118.50 feet;  
thence South 57°08'20" East 11.66 feet;  
thence South 03°18'52" West 34.48 feet;  
thence South 32°51'40" West 84.08 feet;  
thence South 57°08'20" East 8.53 feet;  
thence South 32°51'40" West 92.08 feet;  
thence South 69°15'39" West 37.27 feet;  
thence North 57°08'20" West 13.14 feet;  
thence South 32°51'40" West 84.00 feet;  
thence North 57°08'20" West 259.94 feet to the Point of Beginning.

Containing 121,566 square feet or 2.79 acres.

pat. 56-6-3-26-110