

Patent Page 1 of 3
Gary Christensen Washington County Recorder
04/15/2022 04:18:09 PM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

When recorded mail to:

Desert Color St. George, LLC
205 East Tabernacle St. #2
St. George, UT 84770
Attn: Mr. Mitch Dansie

File No. 363-6169559

APN: SG-DCAR-1

STATE OF UTAH PATENT NO. 20361-125-01

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WHEREAS, DESERT COLOR COMMERCIAL L.L.C., a Utah limited liability company, 2733 East Parleys Way, Salt Lake City, Utah 84109, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State; and

WHEREAS, the said DESERT COLOR COMMERCIAL L.L.C. has paid all money owed and all legal interest thereon accrued, pursuant to that certain Development Lease Number 1100, dated September 1, 2017, as amended, and complied with the conditions of said sale, and the laws of the State duly enacted in relation thereto, as fully appears by the certificate of sale.

NOW THEREFORE, I, SCOTT RUPPE, Deputy 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 DESERT COLOR COMMERCIAL L.L.C. the following tract or parcel of land (the "Property"), situated in the County of Washington, State of Utah, to-wit:

Township 43 South Range 16 West SLB&M
Within Section 25

Lot 1 of Desert Color Atkinville Resort Subdivision, according to the plat of record on file with the office of the Washington County Recorder, State of Utah

Containing 5.44 acres, more or less.

TO HAVE AND TO HOLD the above described and granted premises unto the said DESERT COLOR COMMERCIAL L.L.C., 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, the School and Institutional Trust Lands Administration or other authorized persons to prospect for, mine, and remove the deposits.

Subject to any valid, existing easements and rights of way of any kind; any right, interest, reservation or exception appearing of record; including without limitation Easement 2221 with the City of St. George; all rights of way for roads, ditches, canals, tunnels, telephone and transmission lines that have been or may be constructed by the United States as provided by statute; and all reservations and encumbrances set forth in the Development Lease; and

Subject to the Declaration of Covenants, Conditions, Restrictions, Easements, Terms and Reservations for Desert Color Community, as may be amended from time to time.

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IN TESTIMONY WHEREOF, I affix my signature. Done this 6th day of April, 2022.

State of Utah
School and Institutional
Trust Lands Administration

Approved as to form:
Sean D. Reyes
Attorney General

By: Scott Ruppe
Name: Scott Ruppe
Title: Deputy Director

By: Chris Shiraldi
Special Assistant Attorney General

STATE OF UTAH

: ss.

COUNTY OF SALT LAKE)

On the 6th day of April, 2022, personally appeared before me Scott Ruppe, who being by me duly sworn did say that he is the Deputy Director of the State of Utah School and Institutional Trust Lands Administration, and the signer of the above instrument, who duly acknowledged that he executed the same.

Given under my hand and seal this 6th day of April, 2022.

My commission expires: 5-16-22

[Signature]
Notary Public, residing at: Salt Lake

Certificate of Sale No. 26634-125-01
Fund: School

