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Gary Christensen Washington County Recorder

05/19/2022 03:17:35 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. 363-6210671

APN: SG-5-3-31-433-SLL

STATE OF UTAH PATENT NO. 20867

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WHEREAS, DESERT COLOR ST. GEORGE, LLC, a Utah limited liability company, 730 North 1500 West, Orem, Utah 84057 heretofore purchased from the STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, the lands hereinafter described, pursuant to the laws of said State;

AND WHEREAS, DESERT COLOR ST. GEORGE, LLC has paid for said lands, pursuant to the conditions of said sale, the sum of Five Hundred Ninety-Six Thousand Dollars and Zero Cents (\$596,000.00).

NOW THEREFORE I, SPENCER J. COX, 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 DESERT COLOR ST. GEORGE, LLC, a Utah limited liability company, the tract or parcel of land, situated in the County of Washington, State of Utah, more particularly described in **Exhibit A**.

TO HAVE AND TO HOLD the above described and granted premises unto the said DESERT COLOR ST. GEORGE, LLC, a Utah limited liability company, and to its successors and assigns forever.

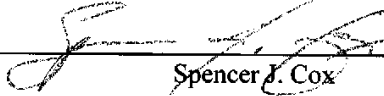
Excepting and reserving all coal, oil, gas and other mineral deposits, along with the right for the State, School and Institutional Trust Lands Administration or other authorized persons to prospect for, mine, and remove the deposits.

Subject to any valid, existing easements and rights of way of any kind; any right, interest, reservation or exception appearing of record; without limitation easement 1980 to Dixie Power Company; 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;

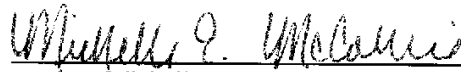
Subject to the Declaration of Covenants, Conditions, Restrictions, Easements, Terms and Reservations for Desert Color Community, as may be amended from time to time.

Subject to the terms and conditions of that certain Development Lease No. 1100 dated September 11, 2017, as amended, including, without limitation, the reconciliation payment.

IN TESTIMONY WHEREOF, I affix my signature. Done this 20th day of April, 2022.

By the Governor: 
Spencer J. Cox

Attested: 
Deidre M. Henderson
Lieutenant Governor


Michelle E. McConkie, Director
School and Institutional
Trust Lands Administration



APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By 
Special Assistant Attorney General

Certificate of Sale No. 27068
Fund: School

Exhibit A
To Patent No. 20867

Township 43 South Range 16 West Section 36, SLB&M

Parcel 4 Legal Description

Beginning at a point that lies North 88°50'55" West along the section line 158.22 feet and South 2316.83 feet from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian and running thence South 88°43'13" East 619.45 feet; thence easterly along a 449.00 foot radius curve to the left, (long chord bears North 85°09'53" East a distance of 95.66 feet), center point lies North 01°16'47" East through a central angle of 12°13'47", a distance of 95.84 feet; thence North 79°03'00" East 75.03 feet; thence North 01°17'14" East 61.40 feet; thence northwesterly along a 10.00 foot radius non-tangent curve to the right, (long chord bears North 53°43'37" West a distance of 14.68 feet), center point lies North 10°57'00" West through a central angle of 94°26'47", a distance of 16.48 feet; thence northerly along a 449.00 foot radius reverse curve to the left, (long chord bears North 13°42'56" West a distance of 112.74 feet), center point lies South 83°29'47" West through a central angle of 14°25'27", a distance of 113.03 feet; thence North 20°55'40" West 194.12 feet; thence South 69°04'20" West 94.22 feet; thence westerly along a 120.00 foot radius curve to the right, (long chord bears South 80°10'34" West a distance of 46.22 feet), center point lies North 20°55'40" West through a central angle of 22°12'26", a distance of 46.51 feet; thence North 88°43'13" West 384.74 feet; thence North 01°16'47" East 220.00 feet; thence South 88°43'13" East 471.97 feet; thence northerly along a 389.00 foot radius non-tangent curve to the right, (long chord bears North 03°12'38" East a distance of 51.06 feet), center point lies North 89°26'51" East through a central angle of 07°31'33", a distance of 51.10 feet; thence northerly along a 900.00 foot radius reverse curve to the left, (long chord bears North 01°59'18" West a distance of 280.40 feet), center point lies North 83°01'35" West through a central angle of 17°55'25", a distance of 281.54 feet; thence North 10°57'00" West 64.18 feet; thence northerly along a 20.00 foot radius curve to the right, (long chord bears North 08°04'50" West a distance of 2.00 feet), center point lies North 79°03'00" East through a central angle of 05°44'21", a distance of 2.00 feet; thence North 79°03'00" East 109.90 feet; thence South 10°57'00" East 66.18 feet; thence southerly along a 1010.00 foot radius curve to the right, (long chord bears South 01°59'18" East a distance of 314.67 feet), center point lies South 79°03'00" West through a central angle of 17°55'25", a distance of 315.95 feet; thence southerly along a 279.00 foot radius reverse curve to the left, (long chord bears South 06°58'38" East a distance of 134.53 feet), center point lies South 83°01'35" East through a central angle of 27°54'04", a distance of 135.86 feet; thence South 20°55'40" East 238.29 feet; thence southerly along a 559.00 foot radius curve to the right, (long chord bears South 13°36'00" East a distance of 142.59 feet), center point lies South 69°04'20" West through a central angle of 14°39'18", a distance of 142.98 feet; thence South 03°18'53" East 60.54 feet; thence South 01°16'47" West 258.84 feet; thence North 88°43'13" West 110.00 feet;

thence South $01^{\circ}16'47''$ West 9.37 feet; thence North $88^{\circ}43'13''$ West 780.00 feet; thence northwesterly along a 10.00 foot radius curve to the right, (long chord bears North $43^{\circ}43'13''$ West a distance of 14.14 feet), center point lies North $01^{\circ}16'47''$ East through a central angle of $90^{\circ}00'00''$, a distance of 15.71 feet; thence North $01^{\circ}16'47''$ East 200.00 feet; thence northeasterly along a 10.00 foot radius curve to the right, (long chord bears North $46^{\circ}16'47''$ East a distance of 14.14 feet), center point lies South $88^{\circ}43'13''$ East through a central angle of $90^{\circ}00'00''$, a distance of 15.71 feet, to the point of beginning.

Containing 413,656 square feet or 9.50 acres.

Parcel 5 Legal Description

Beginning at a point that lies North $88^{\circ}50'55''$ West along the section line 659.45 feet and South 2595.77 feet from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian and running thence South $88^{\circ}43'13''$ East 305.00 feet; thence South $01^{\circ}16'46''$ West 280.00 feet; thence South $88^{\circ}43'13''$ East 120.00 feet; thence South $01^{\circ}16'47''$ West 205.29 feet; thence North $88^{\circ}43'20''$ West 730.00 feet; thence North $01^{\circ}16'47''$ East 204.85 feet; thence easterly along a 10.00 foot radius non-tangent curve to the right, (long chord bears North $82^{\circ}33'03''$ East a distance of 3.04 feet), center point lies South $16^{\circ}10'41''$ East through a central angle of $17^{\circ}27'27''$, a distance of 3.05 feet; thence South $88^{\circ}43'13''$ East 302.00 feet; thence North $01^{\circ}16'47''$ East 280.00 feet, to the point of beginning.

Containing 235,270 square feet or 5.40 acres.

END EXHIBIT A