

Patent Page 1 of 4

Gary Christensen Washington County Recorder  
10/24/2022 04:20:46 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

When recorded and tax notice to:

CW The Solis LLC  
1222 W Legacy Crossing Blvd.  
Suite 6  
Centerville, UT 84014

163402-MMF

Tax ID: W-4-2-6-110

### **STATE OF UTAH PATENT NO. 20842**

**WHEREAS**, CW THE SOLIS, LLC, a Utah Limited Liability Company, 1222 West Legacy Crossing Boulevard, Suite 400, Centerville, Utah 84014 has 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**, the said CW SOLIS, LLC has paid for said lands, pursuant to the conditions of said sale, Development Lease No 1075, and the laws of the State duly enacted in relation thereto, the sum of Five Hundred Ninety Thousand Five Hundred Thirty Four Dollars and Twenty One Cents (\$590,534.21) and all legal interest thereon accrued, as fully appears by the certificate of sale.

**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 and of the State of Utah, hereby granting and confirming unto the said CW THE SOLIS, LLC, 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 CW THE SOLIS, LLC, and to its successors and assigns forever.

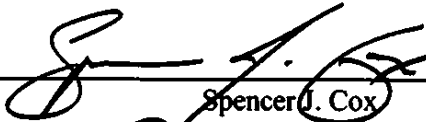
Excepting and reserving all coal, oil, gas and other mineral deposits, except for oil and gas previously reserved to the United States, if any, along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits (provided that the granted premises shall include all surface rights including sand and gravel borrow materials that are used for the development of the granted premises, and subsurface support rights).

Subject to the Master Declaration of Covenants, Conditions, and Restrictions for Cottonwood Community Association recorded on September 21, 2022 as Entry No. 20220043764.

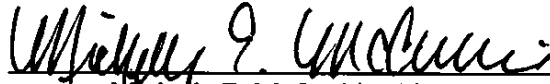
Subject to (i) any and all other existing rights of way and easements of any kind and any right, interest, reservation, encumbrance, and exception appearing of record or contained in any plat or declaration, (ii) exceptions and reservations contained in federal patents and clear lists, (iii)

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 and (iv) all reservations and encumbrances set forth in Development Lease No. 1075.

IN TESTIMONY WHEREOF, I affix my signature. Done this 18th day of October, 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. 27109  
Fund: Schools

**EXHIBIT A**  
**State of Utah Patent 20842**

**Township 42 South, Range 14 West SLB&M: Section 6 & 7**

**SOLIS CORAL CANYON PHASE 2 DEVELOPABLE**

Beginning at a point that lies North 89°01'26" West 33.86 feet along the Section Line and South 26.32 feet from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North 80°48'07" East 104.64 feet; thence North 09°11'53" West 50.71 feet; thence northwesterly along a 267.50 foot radius curve to the left, (long chord bears North 25°36'37" West 151.16 feet, center point lies South 80°48'07" West) through a central angle of 32°49'28", a distance of 153.25 feet to the Center Section Line of Section 6, Township and Range Aforesaid; thence North 01°17'40" West 89.02 feet; thence southeasterly along a 332.50 foot radius non-tangent curve to the right, (long chord bears South 48°06'05" East 65.21 feet, center point lies South 36°16'17" West) through a central angle of 11°15'17", a distance of 65.31 feet; thence easterly along a 25.00 foot radius reverse curve to the left, (long chord bears South 83°57'49" East 33.12 feet, center point lies North 47°31'34" East) through a central angle of 82°58'46", a distance of 36.21 feet; thence North 54°32'48" East 71.42 feet; thence South 35°27'12" East 130.00 feet; thence South 09°11'53" East 311.41 feet; thence South 01°29'02" West 123.77 feet; thence South 88°30'58" East 6.72 feet; thence South 01°29'02" West 130.00 feet; thence South 16°06'23" East 127.71 feet; thence South 38°04'08" East 297.87 feet; thence South 33°11'34" East 119.79 feet; thence South 14°49'34" East 122.39 feet; thence South 06°17'28" West 77.40 feet to the Northerly Line of Solis @ Coral Canyon Phase 1, as on file in the Washington County Recorder's Office; thence along said Northerly Line the following Six (6) Courses: 1) westerly along a 172.50 foot radius non-tangent curve to the right, (long chord bears North 82°22'00" West 8.08 feet, center point lies North 06°17'28" East) through a central angle of 02°41'04", a distance of 8.08 feet, 2) North 81°01'28" West 82.56 feet, 3) northwesterly along a 25.00 foot radius curve to the right, (long chord bears North 37°42'38" West 34.30 feet, center point lies North 08°58'32" East) through a central angle of 86°37'39", a distance of 37.80 feet, 4) South 84°31'48" West 66.62 feet, 5) South 08°58'32" West 15.56 feet, and 6) North 81°01'28" West 98.24 feet; thence North 11°36'32" West 112.27 feet; thence North 54°12'14" West 144.17 feet; thence North 36°16'54" West 47.09 feet; thence North 44°32'33" West 21.12 feet; thence North 37°48'31" West 50.49 feet; thence North 41°24'42" West 50.24 feet; thence North 26°55'55" West 155.37 feet; thence North 18°54'29" West 41.85 feet; thence North 03°57'32" West 138.90 feet; thence North 04°07'25" East 75.69 feet; thence North 10°46'05" East 36.71 feet; thence North 17°35'51" East 54.32 feet; thence North 07°20'57" East 45.53 feet; thence North 04°14'12" West 91.80 feet; thence North 14°01'45" West 41.70 feet; thence North 06°01'51" West 16.69 feet; to the point of beginning.

**Containing 369,643 Square Feet or 8.49 Acres.**

**Basis of bearings for this description is South 89°01'26" East 2509.99 between the Northwest Corner and the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian.**

**Closure:**

**Northing Diff: 0.018770**

**Easting Diff: 0.004317**

**Azimuth: 347°02'53"**

**Error Distance 0.019260**

**Total Distance 3441.640**

**Ratio: 1/178696**

**END**