

Patent Page 1 of 8

Gary Christensen Washington County Recorder
03/25/2025 08:04:46 AM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Tax Notice

WHEN RECORDED MAIL TO:

CW The Solis, LLC, a Utah limited liability company
610 N 800 W
Centerville, Utah 84014

File No.: 187656-CAF

STATE OF UTAH PATENT NO. 21048

In Reference to Tax ID Number(s):

W-4-2-6-110

STATE OF UTAH PATENT NO. 21048

WHEREAS, CW THE SOLIS, LLC, a Utah Limited Liability Company, 610 N. 800 W., 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 THE SOLIS, LLC, a Utah Limited Liability Company 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 One Million Four Hundred Thirty Eight Thousand Thirty Seven Dollars and Forty Cents (\$1,438,037.40) 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, a Utah Limited Liability Company 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, a Utah Limited Liability Company 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, without limitation to Easement 644 and Easement 2685 to Washington City, 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

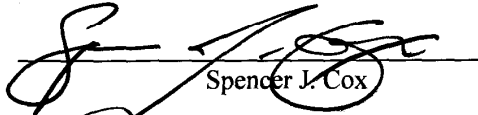
rights of way for ditches, tunnels, and telephone transmission lines that have been or may be constructed by the United States as provided by statute and (iv) all reservations and encumbrances set forth in Development Lease No. 1075.

All portions of the granted premises identified as Open Space Non-Developable Parcels on **Exhibit A** are conveyed subject to the express covenant and restriction that no development may occur on those portions and that they must remain as Open Space (as defined in Development Lease No. 1075) and kept in their natural condition. This restriction will run with the land, be binding on successors and assigns, and is enforceable by the Trust Lands Administration, adjacent landowners, the Cottonwood Community Homeowners Association, and each of their successors and or/assigns through any proceedings at law or in equity.

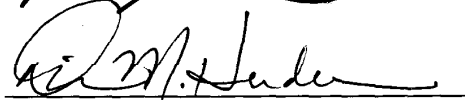
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IN TESTIMONY WHEREOF, I affix my signature. Done this 18th day of March, 2025.

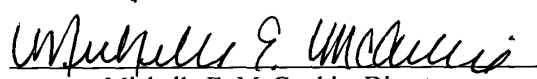
By the Governor:


Spencer J. Cox

Attested:


Deidre M. Henderson
Lieutenant Governor




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

APPROVED AS TO FORM

By: 
Special Assistant Attorney General

Certificate of Sale No. 27262
Fund: Schools-89.42%
Miners Hospital-10.58%

EXHIBIT A
State of Utah Patent No. 21048

Description of the Premises

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

SOLIS @ CORAL CANYON PHASE 5 DEVELOPABLE

Beginning at a point that lies South 89°03'04" East along the section line 854.37 feet and due North 57.74 feet; from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and Running; thence South 23°20'41" East 85.25 feet; thence South 37°02'56" East 116.13 feet; thence South 37°53'20" East 85.00 feet; thence South 42°05'48" East 44.04 feet; thence South 34°46'49" East 135.11 feet; thence South 13°04'10" East 200.99 feet; to a point on the North Line of Solis at Coral Canyon Phase 4 Subdivision as on file with the Washington County Recorder's Office; thence along Said North Line of Solis at Coral Canyon Phase 4 the following fourteen (14) Courses: 1) South 75°11'57" West 117.81 feet, 2) North 14°48'03" West 17.66 feet 3) South 75°11'57" West 55.00 feet 4) South 75°11'57" West 98.00 feet 5) North 14°48'03" West 110.00 feet 6) North 15°04'42" East 16.06 feet 7) North 27°05'45" West 55.88 feet 8) South 52°44'25" West 154.47 feet 9) South 37°15'35" East 21.73 feet 10) South 52°44'25" West 98.09 feet, 11) South 37°44'46" East 1.07 feet, 12) South 51°55'52" West 97.68 feet, 13) North 38°04'08" West 51.61 feet and 14) South 51°55'52" West 155.00 feet; to a point on the East Line of Solis at Coral Canyon Phase 2A subdivision as on file with the Washington County Recorder's Office; thence along said East Line of Solis at Coral Canyon Phase 2A the following three (3) Courses: 1) North 38°04'08" West 217.62 feet 2) North 16°06'23" West 127.71 feet and 3) North 01°29'02" East 130.00 feet; to a point on the East Line of Solis at Coral Canyon Phase 2B as on file with Washington County Recorder's Office; thence along said East Line of Solis at coral Canyon phase 2B the following three (3) courses: 1) North 88°30'58" West 6.72 feet, 2) North 01°29'02" East 123.77 feet and 3) North 09°11'53" West 60.85 feet; thence North 80°48'07" East 153.00 feet; thence South 09°11'53" East 5.88 feet; thence North 80°48'07" East 95.83 feet; thence South 08°40'52" East 27.33 feet; thence North 65°43'21" East 124.38 feet; thence South 18°59'27" East 17.78 feet; thence North 71°00'33" East 98.00 feet; thence North 18°59'27" West 13.26 feet; thence North 71°00'33" East 155.40 feet, to the point of beginning.

Containing 424,907 Square Feet or 9.75 Acres.

Closure:

Northing Diff: 0.031218

Easting Diff: 0.001792

Azimuth: 176°42'54"

Error Distance 0.031269

Total Distance 3074.110

Ratio: 1/98311

SOLIS @ CORAL CANYON PHASE 6 DEVELOPABLE

Beginning at a point that lies South 89°03'04" East along the Section Line 854.37 feet, and North 57.74 feet; from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running; thence South 71°00'33" West 155.40 feet; thence South 18°59'27" East 13.26 feet; thence South 71°00'33" West 98.00 feet; thence North 18°59'27" West 17.78 feet; thence South 65°43'21" West 124.38 feet; thence North 08°40'52" West 27.33 feet; thence South 80°48'07" West 95.83 feet; thence North 09°11'53" West 5.88 feet; thence South 80°48'07" West 153.00 feet to a point on the East line of Solis at Coral Canyon Phase 2B as on file with the Washington county Recorder's office; thence along said East Line of Solis at Coral Canyon Phase 2B the following five (5) courses: 1) North 09°11'53" West 250.56 feet, 2) North 35°27'12" West 130.00 feet, 3) South 54°32'48" West 71.42 feet 4) westerly along a 25.00 foot radius curve to the right, (center point lies North 35°27'12" West) through a central angle of 82°58'46", a distance of 36.21 feet, and 5) northwesterly along a 332.50 foot radius reverse curve to the left, (center point lies South 47°31'34" West) through a central angle of 11°15'17", a distance of 65.31 feet; thence North 01°17'40" West 499.67 feet; thence South 54°56'10" East 66.46 feet; thence South 42°01'56" East 125.68 feet; thence South 61°15'32" East 47.00 feet; thence South 78°21'13" East 59.46 feet; thence South 41°05'57" East 67.27 feet; thence South 65°31'53" East 52.36 feet; thence South 88°50'10" East 54.83 feet; thence South 88°13'42" East 82.71 feet; thence South 65°49'44" East 94.51 feet; thence South 46°26'44" East 91.51 feet; thence South 47°48'41" East 67.46 feet; thence South 66°34'17" East 69.02 feet; thence South 28°33'31" East 84.97 feet; thence South 31°06'29" East 92.09 feet; thence South 20°46'11" East 80.04 feet; thence South 15°45'30" East 80.13 feet, to the point of beginning.

Containing 399,366 Square Feet or 9.17 Acres.

Closure:

Northing Diff: 0.019209

Easting Diff: 0.010300

Azimuth: 331°48'01"

Error Distance 0.021796

Total Distance 2956.340

Ratio: 1/135639

SOLIS @ CORAL CANYON PHASE 5 OPEN SPACE NON-DEVELOPABLE

Beginning at a point that lies South 89°03'04" East along the section line 854.37 feet, and North 57.74' feet; from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian; and running thence North 69°19'09" East 411.49 feet to the Westerly Line of Estates at Burke Springs Subdivision phase 1 as on file in the Washington County Recorder's office; thence along said West Line of Burke Springs Subdivision Phase 1 the following three (3) Courses: 1) South 52°50'25" East 106.03 feet, 2) South 01°15'57" East 147.15 feet, and 3) South 89°05'27" East 387.25 feet, to the most Northwest corner of Coral Canyon Area 2 Subdivision phase 1 as on file with the Washington county Recorder's office; thence along said West Line of Coral Canyon Area 2 Subdivision Phase 1 the following three (3) courses: 1) South 00°35'57" East 105.60 feet, 2) South 36°52'46" East 215.88 feet and, 3) South 17°58'34" West 53.88 feet; to the Most northeast Corner of Solis at Coral Canyon Phase 4 as on file in the Washington County Recorder's office; thence South 75°11'57" West 688.82 feet along said North Line of Solis at Coral Canyon Phase 4; thence North 13°04'10" West 200.99 feet; thence North 34°46'49" West 135.11 feet; thence North 42°05'48" West 44.04 feet; thence North 37°53'20" West 85.00 feet; thence North 37°02'56" West 116.13 feet; thence North 23°20'41" West 85.25 feet, to the point of beginning.

Containing 383,957 Square Feet or 8.81 Acres.

Closure:

Northing Diff: 0.000556

Easting Diff: 0.000598

Azimuth: 132°55'17"

Error Distance 0.000816

Total Distance 2782.620

Ratio: 1/1000000+

SOLIS @ CORAL CANYON PHASE 6 OPEN SPACE NON- DEVELOPABLE

Beginning at a point that lies South 89°03'04" East along the section line 854.37 feet and North 57.74 feet; from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian and running; thence North 15°45'30" West 80.13 feet; thence North 20°46'11" West 80.04 feet; thence North 31°06'29" West 92.09 feet; thence North 28°33'31" West 84.97 feet; thence North 66°34'17" West 69.02 feet; thence North 47°48'41" West 67.46 feet; thence North 46°26'44" West 91.51 feet; thence North 65°49'44" West 94.51 feet; thence North 88°13'42" West 82.71 feet; thence North 88°50'10" West 54.83 feet; thence North 65°31'53" West 52.36 feet; thence North 41°05'57" West 67.27 feet; thence North 78°21'13" West 59.46 feet; thence North 61°15'32" West 47.00 feet; thence North 42°01'56" West 125.68 feet; thence North 54°56'10" West 66.46 feet; thence North 01°17'40" West 401.07 feet; to a point on the South Line of Coral Canyon Area 2 Phase 3 subdivision as on file with the Washington County Recorder's office; thence South 56°43'19" East along said south line 1,508.21 feet; to a point on the West line of Estates at Burke Springs phase 1 as on file with the Washington County Recorder's office; thence South 01°47'35" East along said West Line 150.27 feet; thence South 69°19'09" West 411.49 feet, to the point of beginning.

Containing 468,343 Square Feet or 10.75 Acres.

Closure:

Northing Diff: 0.010934

Easting Diff: 0.003709

Azimuth: 161°15'53"

Error Distance 0.011546

Total Distance 3686.540

Ratio: 1/319283

END