

Patent Page 1 of 7

Gary Christensen Washington County Recorder  
09/25/2025 03:24:37 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Tax Notices to  
CW The Club  
610 N 800 W  
Centerville, UT 84014

W-PL

192872-CAF

**STATE OF UTAH PATENT NO. 21078**

**WHEREAS**, CW THE CLUB, 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 CLUB, 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 Two Million Four Hundred Fifty One Thousand Two Hundred Dollars and Eleven Cents (\$2,451,200.11) 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 CLUB, 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 CLUB, LLC, a Utah Limited Liability Company and to its successors and assigns forever.

Excepting and reserving all coal, oil, gas, geothermal resources, and other mineral deposits, 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).

All sub-surface void and pore spaces in the Property whether naturally existing or created upon the removal of coal, oil, and gas and other mineral deposits, and the right reasonably access and use the Property and to use those sub-surface void and pore spaces for any purpose;

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, 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 Area 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.

Purchaser takes the Property subject to the following:

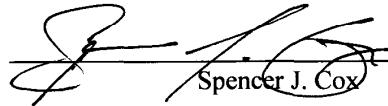
Purchaser's covenants in Development Lease No. 1075, dated October 29, 2016, as amended, including without limitation, Purchaser's obligation to pay Reconciliation Payments on the Property;

Purchaser's covenants in the Certificate

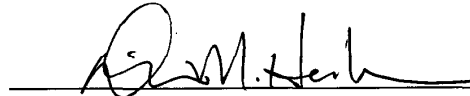
[Remainder of Page Left Blank. Signature Page to Follow]

IN TESTIMONY WHEREOF, I affix my signature. Done this 13<sup>th</sup> day of August, 2025.

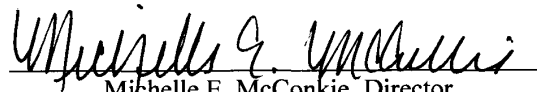
By the Governor:

  
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. 27261  
Fund: Miners Hospital

**EXHIBIT A**  
**State of Utah Patent No. 21078**

**Description of the Premises**

Township 42 South, Range 14 West SLB&M Section 8

**Phase 1 Developable Area:**

Beginning at a point on the West Line of The Island at Coral Canyon Phase 3 Subdivision said point lies North 88°30'15" West along the section line 242.49 feet and South 1,388.58 feet; from the South Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian; and running thence South 62°08'27" West 101.47 feet; thence South 37°58'07" West 85.18 feet; thence South 36°25'49" West 55.80 feet; thence South 40°26'33" West 67.36 feet; thence South 50°23'57" West 123.08 feet; thence South 62°10'38" West 116.73 feet; thence North 27°46'27" West 125.03 feet; thence westerly along a 475.00 foot radius non-tangent curve to the right, (center point lies North 21°10'06" West) through a central angle of 20°37'09", a distance of 170.94 feet; thence southwesterly along a 175.00 foot radius reverse curve to the left, (center point lies South 00°32'57" East) through a central angle of 86°53'04", a distance of 265.37 feet; thence southwesterly along a 175.00 foot radius reverse curve to the right, (center point lies North 87°26'01" West) through a central angle of 59°17'49", a distance of 181.11 feet; thence southwesterly along a 175.00 foot radius reverse curve to the left, (center point lies South 28°08'12" East) through a central angle of 34°56'12", a distance of 106.71 feet; thence southwesterly along a 525.00 foot radius reverse curve to the right, (center point lies North 63°04'24" West) through a central angle of 17°45'28", a distance of 162.71 feet; thence southerly along a 15.00 foot radius reverse curve to the left, (center point lies South 45°18'56" East) through a central angle of 51°47'16", a distance of 13.56 feet; thence southwesterly along a 54.50 foot radius reverse curve to the right, (center point lies South 82°53'47" West) through a central angle of 91°27'18", a distance of 86.99 feet; thence South 29°59'53" West 71.00 feet; thence West 150.51 feet; thence North 04°39'18" East 681.62 feet; thence South 85°20'42" East 29.06 feet; thence North 35°15'22" East 75.02 feet; thence North 56°58'21" East 111.58 feet; thence North 66°12'54" East 49.03 feet; thence southeasterly along a 175.00 foot radius non-tangent curve to the left, (center point lies North 55°33'59" East) through a central angle of 18°34'55", a distance of 56.76 feet; thence southeasterly along a 475.00 foot radius reverse curve to the right, (center point lies South 36°59'05" West) through a central angle of 10°11'08", a distance of 84.44 feet; thence North 47°10'13" East 50.00 feet; thence North 65°43'42" East 85.00 feet; thence North 74°27'45" East 99.01 feet; thence North 77°25'54" East 103.90 feet; thence North 67°54'57" East 103.76 feet; thence North 59°30'59" East 104.33 feet; thence North 54°19'37" East 30.17 feet; thence North 43°49'23" East 101.71 feet; thence North 52°33'18" East 99.93

feet; thence North 56°01'24" East 104.54 feet; thence North 54°00'10" East 104.40 feet; thence South 86°44'49" East 10.98 feet; thence North 51°34'59" East 201.80 feet; thence North 38°25'01" West 131.56 feet; thence North 44°01'09" East 57.56 feet; thence North 56°17'10" West 50.44 feet; thence North 48°21'54" West 135.00 feet; thence North 32°44'50" East 89.33 feet; thence North 57°15'10" West 134.20 feet; thence North 11°18'45" West 262.40 feet; thence North 73°47'29" East 205.44 feet; thence North 57°30'57" East 386.81 feet; thence South 62°11'59" East 31.31 feet; thence South 15°07'49" East 72.28 feet; thence South 48°05'37" East 125.18 feet; thence South 20°49'09" West 363.15 feet; thence South 00°23'34" West 421.63 feet; thence South 18°49'22" West 157.24 feet; to the Northern most point of The Island at Coral Canyon Phase 2 Subdivision as on file with the Washington County Recorder's office running along said North line of The Island of Coral Canyon Phase 2 the following six (6) courses: 1) North 76°02'18" West 57.06 feet, 2) South 49°22'07" West 110.74 feet, 3) South 37°05'51" East 8.19 feet, 4) South 53°20'59" West 50.00 feet, 5) South 49°16'59" West 138.58 feet and 6) South 24°42'42" East 84.75 feet to the point of beginning.

Containing 935,873 Square Feet or 21.48 Acres.

**Phase 2 Developable Area:**

Beginning at a point that lies North 88°30'15" West along the section line 362.93 feet; and due South a distance of 721.85 feet; from the South Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian; and running thence South 48°21'54" East 135.00 feet; thence South 56°17'10" East 50.44 feet; thence South 44°01'09" West 57.56 feet; thence South 38°25'01" East 131.56 feet; thence South 51°34'59" West 201.80 feet; thence North 86°44'49" West 10.98 feet; thence South 54°00'10" West 104.40 feet; thence South 56°01'24" West 104.54 feet; thence South 52°33'18" West 99.93 feet; thence South 43°49'23" West 101.71 feet; thence South 54°19'37" West 30.17 feet; thence South 59°30'59" West 104.33 feet; thence South 67°54'57" West 103.76 feet; thence South 77°25'54" West 103.90 feet; thence South 74°27'45" West 99.01 feet; thence South 65°43'42" West 85.00 feet; thence South 47°10'13" West 50.00 feet; thence northwesterly along a 475.00 foot radius non-tangent curve to the left, (center point lies South 47°10'13" West) through a central angle of 10°11'08", a distance of 84.44 feet; thence northwesterly along a 175.00 foot radius reverse curve to the right, (center point lies North 36°59'05" East) through a central angle of 18°34'55", a distance of 56.76 feet; thence South 66°12'54" West 49.03 feet; thence South 56°58'21" West 111.58 feet; thence South 35°15'22" West 75.02 feet; thence North 85°20'42" West 29.06 feet; thence North 04°39'18" East 617.88 feet; thence South 85°54'46" East 74.75 feet; thence South 25°23'19" East 168.75 feet; thence southeasterly along a 54.50 foot radius non-tangent curve to the right, (center point lies South 22°57'49" East) through a central angle of 126°10'48", a distance of 120.02 feet; thence North 73°56'24" East 91.61 feet; thence North 73°28'26" East 107.58 feet; thence North 68°59'03" East 100.50 feet; thence North 63°40'31" East 100.50 feet; thence North 58°22'00" East 100.50 feet; thence North 53°11'49" East 100.00 feet; thence North 51°34'59" East 105.48

feet; thence North 51°34'59" East 105.48 feet; thence North 51°34'59" East 105.48 feet; thence North 48°48'02" East 105.31 feet; to the point of beginning.

Containing 469,044 Square Feet or 10.77 Acres.

**Phase 1 Open Space Non-Developable Area:**

Beginning at a point on the West Line of The Island at Coral Canyon Phase 3 Subdivision as on file with Washington County Recorder's Office said point lies North 88°30'15" West along the section line 242.49 feet; and South 1,388.58 feet; from the South Quarter Corner of Section 5, Township 42 South, Range 15 West, Salt Lake Base and Meridian; and running Along said West Line of The Island at Coral Canyon Phase 3 Subdivision the following five (5) courses: 1) South 24°42'42" East 1.16 feet, 2) South 17°40'47" West 32.78 feet, 3) South 50°16'44" West 126.58 feet, 4) South 35°20'32" West 440.05 feet and 5) South 41°41'49" West 270.24 feet; to the most northwest corner of The Island at Coral Canyon Phase 1 Subdivision as on file with the Washington County Recorder's Office running along said West Line of The Island at Coral Canyon Phase 1 Subdivision the following four (4) courses: 1) South 41°41'45" West 121.99 feet, 2) South 24°29'14" West 75.79 feet, 3) South 40°34'41" West 107.86 feet, and 4) South 27°58'11" East 143.25 feet; thence South 62°07'59" West 699.36 feet; thence North 59°04'46" West 85.13 feet; thence North 04°39'18" East 406.83 feet; thence East 150.51 feet; thence North 29°59'53" East 71.00 feet; thence northeasterly along a 54.50 foot radius non-tangent curve to the left, (center point lies North 05°38'55" West) through a central angle of 91°27'18", a distance of 86.99 feet; thence northerly along a 15.00 foot radius reverse curve to the right, (center point lies North 82°53'47" East) through a central angle of 51°47'16", a distance of 13.56 feet; thence northeasterly along a 525.00 foot radius reverse curve to the left, (center point lies North 45°18'56" West) through a central angle of 17°45'28", a distance of 162.71 feet; thence northeasterly along a 175.00 foot radius reverse curve to the right, (center point lies South 63°04'24" East) through a central angle of 34°56'12", a distance of 106.71 feet; thence northeasterly along a 175.00 foot radius reverse curve to the left, (center point lies North 28°08'12" West) through a central angle of 59°17'49", a distance of 181.11 feet; thence northeasterly along a 175.00 foot radius reverse curve to the right, (center point lies South 87°26'01" East) through a central angle of 86°53'04", a distance of 265.37 feet; thence easterly along a 475.00 foot radius reverse curve to the left, (center point lies North 00°32'57" West) through a central angle of 20°37'09", a distance of 170.94 feet; thence South 27°46'27" East 125.03 feet; thence North 62°10'38" East 116.73 feet; thence North 50°23'57" East 123.08 feet; thence North 40°26'33" East 67.36 feet; thence North 36°25'49" East 55.80 feet; thence North 37°58'07" East 85.18 feet; thence North 62°08'27" East 101.47 feet to the point of beginning.

Containing 506,094 Square Feet or 11.62 Acres.

**Phase 2 Open Space Non-Developable Area:**

Beginning at a point that lies North 88°30'15" West along the section line 362.93 feet; and due South 721.85 feet; from the South Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian; and running thence South 48°48'02" West 105.31 feet; thence South 51°34'59" West 316.44 feet; thence South 53°11'49" West 100.00 feet; thence South 58°22'00" West 100.50 feet; thence South 63°40'31" West 100.50 feet; thence South 68°59'03" West 100.50 feet; thence South 73°28'26" West 107.58 feet; thence South 73°56'24" West 91.61 feet; thence northwesterly along a 54.50 foot radius non-tangent curve to the left, (center point lies North 76°47'01" West) through a central angle of 126°10'48", a distance of 120.02 feet; thence North 25°23'19" West 168.75 feet; thence North 85°54'46" West 74.75 feet; thence North 27°01'09" East 196.16 feet; thence North 62°41'56" East 338.55 feet; thence North 50°50'11" East 492.98 feet; thence North 73°47'29" East 209.21 feet; thence South 11°18'45" East 262.40 feet; thence South 57°15'10" East 134.20 feet; thence South 32°44'50" West 89.33 feet to the point of beginning.

Containing 494,383 Square Feet or 11.35 Acres.

**Additional Open Space Non-Developable Area:**

Beginning at a point on the southerly line of Parcel W-4-2-5-231-CC said point lies South 88°14'54" East 72.47 feet along the Section Line, and South 54.65 feet, from the South Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 62°11'59" East along said Southerly Line 160.42 feet; thence South 20°49'09" West Along Said Southerly Line 84.05 feet; thence North 48°05'37" West 125.18 feet; thence North 15°07'49" West 72.28 feet to the point of beginning.

Containing 9,153 Square Feet or 0.21 Acres.

**END**