

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).

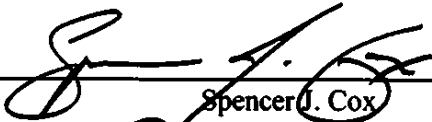
Subject to the Master Declaration of Covenants, Conditions, and Restrictions for Cottonwood Community Association recorded on September 21, 2022 as Entry No. 20220043764.

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.

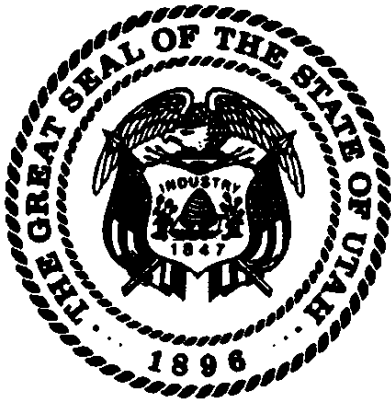
IN TESTIMONY WHEREOF, I affix my signature. Done this 18th day of October, 2022.

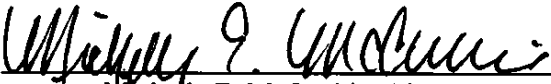
By the Governor:


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

Mail Tax Notices and Recording to:

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

File No.: 174927-CAF

STATE OF UTAH PATENT NO. 20986

In Reference to Tax ID Number(s):

W-4-2-6-110

STATE OF UTAH PATENT NO. 20986

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 Three Hundred Eighty Thousand Six Hundred Fifty Six Dollars and Forty Cents (\$1,380,656.40) 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.

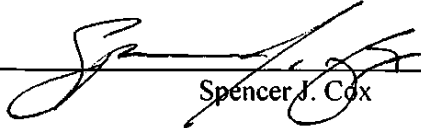
Subject to (i) any and all other existing rights of way and easements of any kind and any right, without limitation to Easement 644 to Washington City, and any right, interest, reservation, encumbrance, and exception appearing of record or contained in any plat or declaration, (ii) exceptions and reservations contained in federal patents and clear lists, (iii)

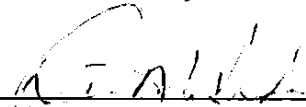
all rights of way for ditches, tunnels, and telephone transmission lines that have been or may be constructed by the United States as provided by statute and (iv) all reservations and encumbrances set forth in Development Lease No. 1075.

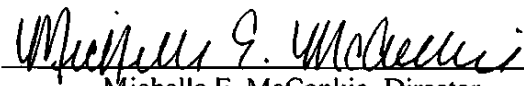
All portions of the granted premises identified as Open Space Non-Developable Parcels on **Exhibit A** are conveyed subject to the express covenant and restriction that no development may occur on those portions and that they must remain as Open Space (as defined in Development Lease No. 1075) and kept 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.

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

IN TESTIMONY WHEREOF, I affix my signature. Done this 3rd day of January,
2023.
4


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. 27178
Fund: Schools-61.41%
Miners Hospital-38.59%

EXHIBIT A
State of Utah Patent No. 20986

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 PHASE 3 DEVELOPABLE

Beginning at a point that lies South 89°03'04" East 1,264.94 feet along the Section Line and South 1,067.52 feet from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 03°36'23" West 59.10 feet; thence South 86°23'37" East 120.00 feet; thence South 03°36'23" West 80.00 feet; thence South 21°45'13" West 88.95 feet; thence South 16°43'26" West 80.13 feet; thence South 01°49'03" West 84.22 feet; thence South 20°02'28" West 176.10 feet to the Northerly Line of Highland Park at Coral Canyon Community 1, as on file in the Washington County Recorder's Office; thence along said Northerly Line the following three (3) Courses: 1) North 67°54'54" West 34.33 feet, 2) North 63°58'55" West 68.71 feet and 3) North 81°54'29" West 65.00 feet to the Northeasterly Line of Solis at Coral Canyon Phase 1, as on file in the Washington County Recorder's Office; thence along said Northeasterly Line the following fifteen (15) Courses: 1) North 13°13'03" East 25.55 feet, 2) North 75°11'47" West 96.19 feet 3) North 14°48'02" East 33.98 feet, 4) North 17°43'08" East 3.50 feet, 5) North 75°11'56" West 95.18 feet, 6) North 14°48'04" East 23.26 feet, 7) North 75°11'56" West 150.00 feet, 8) South 14°48'07" West 162.89 feet, 9) southwesterly along a 77.50 foot radius non-tangent curve to the right, (center point lies North 75°11'56" West) through a central angle of 31°10'02", a distance of 42.16 feet, 10) South 45°58'06" West 175.32 feet, 11) North 53°08'47" West 97.90 feet, 12) North 15°37'06" West 26.22 feet, 13) North 10°17'26" West 112.43 feet, 14) North 09°02'10" East 357.13 feet, and 15) North 06°17'33" East 130.33 feet; thence easterly along a 172.50 foot radius non-tangent curve to the left, (center point lies North 06°17'28" East) through a central angle of 02°41'04", a distance of 8.08 feet; thence South 86°23'37" East 77.10 feet; thence northeasterly along a 15.00 foot radius curve to the left, (center point lies North 03°36'23" East) through a central angle of 90°00'00", a distance of 23.56 feet; thence South 86°23'37" East 55.00 feet; thence southeasterly along a 15.00 foot radius non-tangent curve to the left, (center point lies South 86°23'37" East) through a central angle of 90°00'00", a distance of 23.56 feet; thence South 86°23'37" East 106.96 feet; thence South 86°23'37" East 81.06 feet; thence northeasterly along a 15.00 foot radius curve to the left, (center point lies North 03°36'23" East) through a central angle of 92°03'59", a distance of 24.10 feet; thence South 85°19'34" East 55.08 feet; thence southeasterly

along a 15.00 foot radius non-tangent curve to the left, (center point lies South 88°14'49" East) through a central angle of 88°08'48", a distance of 23.08 feet; thence South 86°23'37" East 185.49 feet; thence northeasterly along a 15.00 foot radius curve to the left, (center point lies North 03°36'23" East) through a central angle of 90°00'00", a distance of 23.56 feet; thence South 86°23'37" East 55.00 feet to the point of beginning.

Containing 396,000 Square Feet or 9.09 Acres.

Basis of Bearings for this description is North 89°01'27" West 2,508.91 Feet between the North Quarter Corner and the Northwest Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian.

Closure:

Northing Diff: 0.008776

Easting Diff: 0.002063

Azimuth: 166°46'22"

Error Distance 0.009015

Total Distance 3117.920

Ratio: 1/345848

SOLIS PHASE 4 DEVELOPABLE

Beginning at a point that lies South 89°03'04" East 1,162.41 feet along the Section Line and South 514.63 feet from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 13°03'40" East 93.49 feet; thence South 34°17'30" East 198.47 feet; thence South 59°06'10" East 91.33 feet; thence South 10°21'10" East 91.28 feet; thence South 00°15'13" East 143.60 feet; thence South 06°18'08" West 45.39 feet; thence North 86°23'37" West 122.24 feet; thence North 03°36'23" East 18.22 feet; thence North 86°23'37" West 55.00 feet; thence southwesterly along a 15.00 foot radius non-tangent curve to the right, (center point lies North 86°23'37" West) through a central angle of 90°00'00", a distance of 23.56 feet; thence North 86°23'37" West 185.49 feet; thence northwesterly along a 15.00 foot radius curve to the right, (center point lies North 03°36'23" East) through a central angle of 88°08'48", a distance of 23.08 feet; thence North 85°19'34" West 55.08 feet; thence southwesterly along a 15.00 foot radius non-tangent curve to the right, (center point lies North 88°27'35" West) through a central angle of 92°03'59", a distance of 24.10 feet; thence North 86°23'37" West 188.02 feet; thence northwesterly along a 15.00 foot radius curve to the right, (center point lies North 03°36'23" East) through a central angle of 90°00'00", a distance of 23.56 feet; thence North 86°23'37" West 55.00 feet; thence southwesterly along a

15.00 foot radius non-tangent curve to the right, (center point lies North 86°23'37" West) through a central angle of 90°00'00", a distance of 23.56 feet; thence North 86°23'37" West 77.10 feet; thence westerly along a 172.50 foot radius curve to the right, (center point lies North 03°36'23" East) through a central angle of 02°41'04", a distance of 8.08 feet; thence North 06°17'28" East 77.40 feet; thence North 14°49'34" West 122.39 feet; thence North 33°11'34" West 119.79 feet; thence North 38°04'08" West 80.25 feet; thence North 51°55'52" East 100.00 feet; thence North 51°55'52" East 55.00 feet; thence South 38°04'08" East 51.61 feet; thence North 51°55'52" East 97.68 feet; thence North 37°44'46" West 1.07 feet; thence North 52°44'25" East 98.09 feet; thence North 37°15'35" West 21.73 feet; thence North 52°44'25" East 154.47 feet; thence South 27°05'45" East 55.88 feet; thence South 15°04'42" West 16.06 feet; thence South 14°48'03" East 110.00 feet; thence North 75°11'57" East 98.00 feet; thence North 75°11'57" East 55.00 feet; thence South 14°48'03" East 17.66 feet; thence North 75°11'57" East 117.81 feet to the point of beginning.

Containing 419,206 Square Feet or 9.62 Acres.

Basis of Bearings for this description is North 89°01'27" West 2,508.91 Feet between the North Quarter Corner and the Northwest Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian.

Closure:

Northing Diff: 0.003830

Easting Diff: 0.003017

Azimuth: 321°46'34"

Error Distance 0.004875

Total Distance 2983.770

Ratio: 1/612005

SOLIS 2 OPEN SPACE NON-DEVELOPABLE

Beginning at the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North 01°17'40" West 177.39 feet along the Center Section Line of Section 6, Township and Range Aforesaid; thence southeasterly along a 267.50 foot radius non-tangent curve to the right, (long chord bears South 25°36'37" East 151.16 feet, center point lies South 47°58'39" West) through a central angle of 32°49'28", a distance of 153.25 feet; thence South 09°11'53" East 50.71 feet; thence South 80°48'07" West 104.64 feet; thence South 06°01'51" East 16.69 feet; thence South 14°01'45" East 41.70 feet; thence South 04°14'12" East 91.80 feet; thence South 07°20'57" West 45.53 feet; thence South 17°35'51" West

54.32 feet; thence South 10°46'05" West 36.71 feet; thence South 04°07'25" West 75.69 feet; thence South 03°57'32" East 138.90 feet; thence South 18°54'29" East 41.85 feet; thence South 26°55'55" East 155.37 feet; thence South 41°24'42" East 50.24 feet; thence South 37°48'31" East 50.49 feet; thence South 44°32'33" East 21.12 feet; thence South 36°16'54" East 47.09 feet; thence South 54°12'14" East 144.17 feet; thence South 11°36'32" East 112.27 feet to the Northerly line of Solis @ Coral Canyon Phase 1 as on file in the Washington County Recorder's Office; thence North 81°01'28" West along said Northerly Line 14.95 feet; thence South 76°34'54" West along said Northerly Line 541.19 feet; thence North 13°25'06" West 328.30 feet; thence North 13°27'52" West 860.98 feet to the North Section Line of said Section 7; thence South 89°01'26" East along said Section Line 527.76 feet to the point of beginning.

Containing 501,792 Square Feet or 11.52 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: 0.003057

Easting Diff: 0.002438

Azimuth: 141°25'46"

Error Distance 0.003910

Total Distance 3881.020

Ratio: 1/992490

SOLIS PHASE 3 OPEN SPACE NON-DEVELOPABLE

Beginning at a point that lies South 89°03'04" East 1,263.79 feet along the Section Line and South 1,085.71 feet from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 86°23'37" East 694.78 feet to the Westerly Line of Coral Canyon Area 6 Phase 1, as on file in the Washington County Recorder's Office; thence along said Westerly Line the following three (3) Courses: 1) South 05°44'08" West 217.76 feet, 2) southerly along a 715.00 foot radius curve to the left, (center point lies South 84°15'52" East) through a central angle of 43°09'02", a distance of 538.48 feet and 3) South 52°35'07" West 112.35 feet to the Northerly Line of Highland Park at Coral Canyon Community 1, as on file in the Washington County Recorder's Office; thence North 67°54'54" West along said Northerly line 790.85 feet; thence North 20°02'28" East 176.10 feet; thence North 01°38'45" East 83.46 feet; thence North 16°45'24" East 80.93 feet; thence North 21°45'13"

East 88.95 feet; thence North 03°36'23" East 80.00 feet; thence North 86°23'37" West 120.00 feet; thence North 03°36'23" East 40.88 feet to the point of beginning.

Containing 436,029 Square Feet or 10.01 Acres.

Basis of Bearings for this description is North 89°01'27" West 2,508.91 Feet between the North Quarter Corner and the Northwest Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian.

Closure:

Northing Diff: 0.002483

Easting Diff: 0.003799

Azimuth: 56°50'00"

Error Distance 0.004538

Total Distance 3011.900

Ratio: 1/663718

SOLIS PHASE 4 OPEN SPACE NON- DEVELOPABLE

Beginning at a point that lies South 89°03'04" East 1,162.41 feet along the Section Line and South 514.63 feet from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North 75°11'57" East 688.82 feet to the Westerly Line of Coral Canyon Area 2 Phase 1, as on file in the Washington County Recorder's Office; thence South 17°58'34" West along said Westerly line 190.72 feet; thence South 54°31'53" East along said Westerly Line 388.39 feet to the Westerly Line of Coral Canyon Area 6 Phase 1, as on file in the Washington County Recorder's Office; thence southwesterly along said Westerly Line and a 465.00 foot radius non-tangent curve to the left, (center point lies South 48°07'43" East) through a central angle of 36°08'09", a distance of 293.27 feet; thence South 05°44'08" West along said Westerly Line 122.37 feet; thence North 86°23'37" West 572.55 feet; thence North 06°18'08" East 45.39 feet; thence North 00°15'13" West 143.60 feet; thence North 10°21'10" West 91.28 feet; thence North 59°06'10" West 91.33 feet; thence North 34°17'30" West 198.47 feet; thence North 13°03'40" West 93.49 feet; to the point of beginning.

Containing 448,112 Square Feet or 10.29 Acres.

Basis of Bearings for this description is North 89°01'27" West 2,508.91 Feet between the North Quarter Corner and the Northwest Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian.