

Patent Page 1 of 3

Gary Christensen Washington County Recorder

08/01/2022 03:52:52 PM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

Mail to:

Built Trailers RE, LLC

1881 W Traverse Pkwy, Ste E225

Lehi, Utah 84043

SG-5-3-17-1101

SUTC #224707

STATE OF UTAH PATENT NO. 20875

WHEREAS, BUILT TRAILERS RE, LLC, a Utah limited liability company, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State;

AND WHEREAS, the said BUILT TRAILERS RE, LLC paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of TWO MILLION EIGHT HUNDRED TWELVE THOUSAND FOUR HUNDRED SIXTY-ONE DOLLARS and 20/100 CENTS (\$2,812,461.20) 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 by the authority of the State of Utah, hereby granting, without warranty, unto the said BUILT TRAILERS RE, LLC the following tract or parcel of land, situated in the County of Washington, State of Utah, to-wit:

Township 43 South, Range 15 West, SLB&M

Within section 17 and 20:

Beginning at a point South 1°10'51" West 206.09 feet along the Section Line and North 90° 00'00" East 104.95 feet from the Northwest Corner of Section 20, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence North 61°03'35" East 92.19 feet; thence North 6°54'20" West 345.90 feet; thence North 41°26'40" East 200.93 feet; thence North 66°09'47" East 98.10 feet; thence South 42°44'31" East 750.93 feet to a point on the Northwesterly Right of Way Line of Commerce Drive; thence South 47°15'29" West 618.96 feet along said Right of Way Line to the point of a 45.00 foot radius curve to the right; thence Northwesterly through a central angle of 90°00'00" and 70.69 feet along the arc of said curve to a point on the Easterly Right of Way Line of a 60 foot Right of Way Street; thence North 42°44'31" West 418.40 feet along said Right of Way Line; thence leaving the street and running North 47°15'29" East 79.77 feet; thence North 43°31'38" West 40.54 feet to the point of beginning.

Containing 431,983 square feet or 9.917 acres.

This property has proposed lot number 73. Upon filing of a plat, a formal lot number will be assigned.

TO HAVE AND TO HOLD the above described and granted premises unto the said BUILT TRAILERS RE, LLC and to its successors and assigns forever.

Excepting and reserving all coal, oil, gas and other mineral deposits, along with the right for the Trust Lands Administration or such other authorized persons or entities to prospect for, mine, and remove such deposits, provided that any such prospecting for, mining or removal of its portion of the mineral deposits shall occur laterally and not from the surface of the Property and that subsurface support of the Property shall be retained; also,

Excepting and reserving to the State of Utah and its assigns: a 15.00-foot wide municipal easement along the Easterly and Southerly Boundary lines fronting existing street and 10.00 foot wide on the remaining property lines; also,

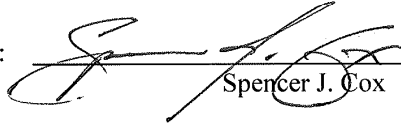
Subject to any valid, existing easements, rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all reservations and exceptions in prior conveyances from the United States, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute; also,

Subject to the Effect of the Covenants, Conditions and Restrictions recorded May 11, 1999, as Entry No. 646930, in Book 1333, at Pages 1234-1244, and Declaration of Annexation thereto recorded December 28, 1999, as Entry No. 671704, in Book 1355, at Pages 2295-2296, and Amendment thereto recorded April 5, 2002, as Entry No. 760033, in Book 1459, at Pages 2588-2593, and Second Amendment thereto recorded June 3, 2002, as Entry No. 767360, in Book 1468, at Pages 1358-1370, and Third Amendment thereto recorded June 10, 2005, as Entry No. 950528, in Book 1753, at Pages 1497-1518, and Fourth Amendment thereto recorded May 2, 2006, as Document No. 20060017587, Fifth Amendment thereto recorded May 19, 2015, as Document No. 20150016847, Declaration of Annexation thereto recorded May 19, 2015, as Document No. 20150016846, and Sixth Amendment thereto recorded May 3, 2019, as Document No. 20190016864, Official Washington County Records (affects this and other property) and as the Covenants, Conditions and Restrictions may be further amended from time to time.


[Signature Page to Follow]

IN TESTIMONY WHEREOF, I affix my signature. Done this 15th day of
June, 2022.

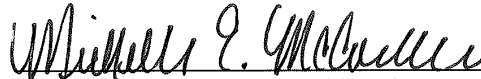
By the Governor:


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. 27082
Fund: School

Warranty Deed Page 1 of 1

Gary Christensen Washington County Recorder

08/01/2022 04:00:58 PM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Built Trailers RE, LLC

1881 W Traverse Pkwy, Ste E225

Lehi, UT 84043



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
sutc.com

Order No. 224709 - EFP
Tax I.D. No. SG-5-3-20-4412-CD2

Space Above This Line for Recorder's Use

WARRANTY DEED

Fort Pierce Leasing, LC, a Utah limited liability company, grantor(s), of St. George, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Built Trailers RE, LLC, a Utah limited liability company, grantee(s) of Lehi, County of Utah, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

Beginning at a point South 01°10'51" West 245.57 feet along the Section Line and North 90°00'00" East 34.38 feet from the Northwest Corner of Section 20, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence North 61°03'35" East 81.57 feet; thence South 43°31'38" East 40.54 feet; thence South 47°15'29" West 79.77 feet; thence North 42°44'31" West 60.00 feet to the point of beginning.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 21st day of July, 2022.

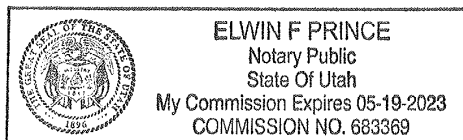
Fort Pierce Leasing, LC, a Utah limited liability company

By: LGJ, LC
Its: Manager

By: *Gilbert M. Jennings*
Gilbert M. Jennings, Manager

STATE OF Utah)
) ss.
COUNTY OF Washington)

On the 21st day of July, 2022, personally appeared before me, Gilbert M. Jennings, who being by me duly sworn, did say that he/she is the Manager of LGJ, LC, Manager of Fort Pierce Leasing, LC, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Gilbert M. Jennings acknowledged to me that said limited liability company executed the same.



Elwin F. Prince
NOTARY PUBLIC

My Commission Expires: