

When recorded, please return to:  
School and Institutional  
Trust Lands Administration  
675 East 500 South, Suite 500  
Salt Lake City, Utah 84102

## STATE OF UTAH PATENT NO. [\*]

The State of Utah (the “**State**”) issues this Patent No. [\*] (this “**Patent**”) to [Purchaser’s Name, if an entity include incorporation information, and address] (the “**Grantee**”).

### RECITALS

The School and Institutional Trust Lands Administration (“**SITLA**”) manages lands held in trust by the State of Utah for the benefit of certain named beneficiaries (“**trust lands**”), pursuant to Sections 6, 8, and 12 of the Utah Enabling Act, Article XX, Section 2 of the Utah State Constitution, and Title 53C of the Utah Code.

Grantee and SITLA executed Certificate of Sale No. [\*] (the “**Certificate**”) dated [\*], granting Grantee the right to purchase [\*] acres of trust lands located in [\*] County, Utah (the “**Property**”), as the Property is more fully described on *Exhibit A*.

Grantee has paid the purchase price and all accrued interest, as required in the Certificate, and the State issues this Patent in accordance with the Certificate.

### GRANT

I, SPENCER J. COX, Governor of Utah, by virtue of the power and authority vested in me by the laws of the State of Utah, hereby quitclaim to Grantee forever, the Property. The State disclaims all warranties of title and any other warranties available at law. This Patent does not merge with the Certificate.

Reserving to the State, for the benefit of the trust land beneficiaries:

all coal, oil, gas, and other hydrocarbons, all geothermal resources, and all other mineral deposits located in or on the Property, along with the right to reasonably access and use the Property to explore for, develop, and extract those mineral deposits;

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

an access and utility easement across the Property as may be necessary and reasonable to access lands administered by the School and Institutional Trust Lands Administration;

10% of the gross value of all sand, gravel, and volcanic cinders removed from the Property, as more fully set forth in the Certificate; and

a preservation easement on all archaeological specimens, values, contexts, features, and deposits located on the Property, as more fully set forth in the Certificate. *(include this paragraph only if there was a reservation in the certificate of sale)*

Subject to all valid, existing rights-of-way, easements, or any other encumbrance in existence as of this date. *(OR Subject to any valid, existing rights-of-way, easements, or any other encumbrance in existence of this date, including but not limited to: list known encumbrances, perpetual term.)*

*[The remainder of this page left blank intentionally.]*

I affix my signature on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By the Governor: \_\_\_\_\_  
Spencer J. Cox

Attested: \_\_\_\_\_  
Deidre M. Henderson  
Lieutenant Governor



\_\_\_\_\_  
Michelle McConkie, Director  
School and Institutional  
Trust Lands Administration

APPROVED AS TO FORM

Sean D. Reyes  
Attorney General

By \_\_\_\_\_  
Special Assistant Attorney General

Recorded Patent Book \_\_\_\_\_, Page \_\_\_\_\_  
Certificate of Sale No. \_\_\_\_\_  
Pre Sale No. \_\_\_\_\_  
Parcel Name: \_\_\_\_\_  
Fund: \_\_\_\_\_

**EXHIBIT A**  
To Patent No. [\*]

**DESCRIPTION OF THE PROPERTY**

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The Property is located in \* County, Utah and described as follows:

Township \*, Range \*, SLB&M  
Section

Containing \* acres, more or less