

SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION LAND SALE AUCTION DISCLOSURES

1. Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all coal, oil, gas and other hydrocarbons and other mineral deposits, along with the right for the Trust Lands Administration or other authorized persons or entities to prospect for, mine, and remove such deposits.
2. Excepting and reserving to the State of Utah all sub-surface void and pore spaces, whether naturally existing or created upon the removal of any coal, oil and gas and other mineral deposits, and the right to utilize the same for any purpose.
3. Excepting and reserving to the State of Utah an access and utility easement across the property for the benefit of the Trust Lands Administration, its successors in interest, assigns, permittees and lessees, as may be necessary and reasonable to access lands administered by the School and Institutional Trust Lands Administration.
4. Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, subject to exceptions and reservations contained in federal patents and clear lists, 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.
5. Subject to the rights of the Trust Lands Administration and its lessees to utilize the surface for mineral development purposes, which shall include all rights available under Utah Code Ann. § 53C-2-401(c), and 53C-2-409(2) and (3); provided, however, that in no event shall such rights of surface use be less than those available under Utah law as of the date of this Certificate of Sale.
6. A finder's fee equal to 3% of the final selling price is available to qualified pre-registered brokers. Contact Diane Lund for further information.
7. Disclosures specific to each parcel will be listed on the website.
8. Other disclosures, if any, will be announced at the auction.