

WHEN RECORDED, MAIL TO:

J. Gregory Lake, Esq.
Lake & Cobb, PLC
1095 W. Rio Salado Parkway, Suite 206
Tempe, Arizona 85281

723093-B

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11/20/2015 4:29:00 PM \$14.00
Book - 10381 Pg - 3380-3382
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED
(Gift Parcel)

FOR TEN DOLLARS VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FORT HERRIMAN CROSSING , LLC**, a Utah limited liability company (“**Grantor**”), does hereby convey to **ATHLOS ACADEMY OF UTAH**, a Utah non-profit corporation (the “**Grantee**”), the real property legally described on Exhibit “A” attached hereto and made a part hereof (the “**Property**”). This conveyance is a given for a charitable purpose, as a donation from Grantor to Grantee, for the purpose of operating a charter school facility.

TOGETHER with all tenements, hereditaments and appurtenances to the Property.

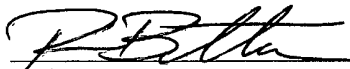
SUBJECT TO all current taxes, patent reservations, all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record or to which reference is made in the public records, any and all conditions, easements, encroachments, rights-of-way, restrictions and use regulations of any municipality, county, state or the United States affecting the Property.

Grantor warrants title to the Property, subject to matters set forth above, against its own acts, but not the acts of others.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 20th day of November, 2015.

GRANTOR:

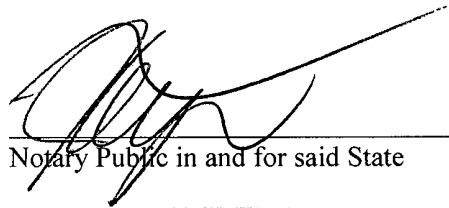
FORT HERRIMAN CROSSING, LLC, a
Utah limited liability company

By: 
Its: MANAGER

STATE OF Utah)
) ss.
County of Salt Lake)

On November 20th, 2015, before me, personally appeared J. Ryan Button, Manager, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public in and for said State

My Commission Expires:

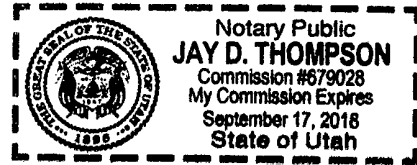


EXHIBIT "A"

Charter School – Parcel B

Beginning at a point being North 89°59'00" West 1,535.52 feet along the section line and South 3,555.64 feet from the Northeast Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°57'57" East 102.44 feet; thence South 00°06'45" West 526.00 feet to the Northerly Right-of-Way Line of Herriman Parkway; thence South 89°57'57" West 102.72 feet along the Northerly Right-of-Way Line of Herriman Parkway; thence North 00°08'37" East 526.00 feet to the point of beginning.