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12/21/2010 1:19:00 PM \$16.00
Book - 9891 Pg - 789-792
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE LAYTON
BY: eCASH, DEPUTY - EF 4 P.

When Recorded, Return To:

Kirton & McConkie
Attn: Joel D. Wright
60 East South Temple, Suite 1800
Salt Lake City, Utah 84145-0120

33-04-326-007

81134

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, BLUFFDALE SCHOOL DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), whose address is 1 West 100 South, Kaysville, Utah 84037, hereby conveys and warrants, against all claiming by, through, or under Grantor, to NORTH STAR ACADEMY, INCORPORATED, a Utah non-profit corporation ("Grantee"), whose business address is 2920 West 14010 South, Bluffdale, Utah 84065, the following described property situated in Salt Lake County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 20 day of December, 2010.

Grantor: BLUFFDALE SCHOOL DEVELOPMENT, LLC,
a Utah limited liability company

By: Rosanne Wright

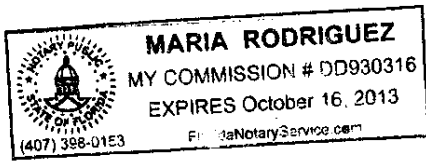
Name: Rosanne Wright


Its: Manager

[notary acknowledgement on following page]

Florida
STATE OF ~~UTAH~~)
COUNTY OF Alameda ss.

On this 20th day of December 2010, personally appeared before me Rosanne Wright, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he~~is~~^{she} is the Manager of B LUFFDALE SCHOOL DEVELOPMENT, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.





Notary Public

EXHIBIT A

to Special Warranty Deed

That certain real property located in Salt Lake County, Utah, specifically described as follows:

Parcel 1:

BEGINNING at a point which is South along the Quarter Section Line 990.00 feet and North 89°51' West 660.00 feet from the Center of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 330.00 feet; thence North 89°51' West 660.00 feet; thence North 330.00 feet; thence South 89°51' East 660.00 feet to the point of BEGINNING.

Parcel 1A:

TOGETHER WITH the following described right-of-way: BEGINNING at a point which is South along the Quarter Section Line 940.00 feet from the Center of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 50.00 feet; thence North 89°51' West 710.00 feet; thence North 50.00 feet; thence South 89°51' East 710.00 feet to the point of BEGINNING.

LESS AND EXCEPTING therefrom the following: A parcel of land in fee for frontage road incident to the construction for an expressway known as Project No. 0154, being part of an entire tract of property situate in the Northeast ¼ of the Southwest ¼ of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel are described as follows:

BEGINNING at the Northwest corner of said entire tract, which point is 303.060 meters South (South 00°20'11" West highway bearing) along the Quarter Section line and 403.804 meters North 89°51'00" West (North 89°32'45" West highway bearing) from the Center of said Section 4 and running thence South 89°51'00" East (South 89°32'45" East highway bearing) 20.726 meters along the Northerly boundary line of said entire tract to a point 10.058 meters perpendicularly distant Easterly from the centerline of 13800 South Frontage Road A of said project; thence South 00°22'09" West (highway bearing) 89.365 meters along a line parallel to and 10.058 meters perpendicularly distant Easterly from said centerline; thence South 46°55'02" East (highway bearing) 17.318 meters to the Southerly boundary line of said entire tract; thence North 89°51'00" West (North 89°33'25" West highway bearing) 33.451 meters to the Southwest corner of said entire tract; thence North (North 00° 22'09" East highway bearing) 101.100 meters to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The following is shown for informational purposes only: 33-04-326-007

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Said property is included within the boundaries of Bluffdale City, and is subject to the charges and assessments thereof. As of the date of the recordation of this Special Warranty Deed, all charges and assessments are currently paid and no charges or assessments are currently a lien against the Property.

2. Said property is included within the boundaries of South Valley Sewer District, and is subject to the charges and assessments thereof. As of the date of the recordation of this Special Warranty Deed, all charges and assessments are currently paid and no charges or assessments are currently a lien against the Property.

3. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: TELLURIDE POWER COMPANY, a Colorado Corporation
Recorded: September 8, 1902
Entry No.: 161332
Book/Page: 6C/262

4. Reserving and excepting unto the FEDERAL LAND BANK OF BERKELEY, an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon, or beneath the property hereinabove described, together with the right of entry and all other rights, including all rights of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and full enjoyment, dated October 16, 1950, and recorded October 20, 1950, as Entry No. 1220930, in Book 808, at Page 565, of Official Records.

5. RIGHT OF WAY SET FORTH IN WARRANTY DEED, and the terms, conditions and limitations contained therein:

Recorded: September 22, 1972
Entry No.: 2486770
Book/Page: 3160/367

6. ASSUMPTION OF RISK AGREEMENT FOR SUBSTANDARD LATERAL CONNECTION, and the terms, conditions and limitations contained therein:

Recorded: June 20, 2005
Entry No.: 9408858
Book/Page: 9147/1964