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8/24/2010 1:44:00 PM \$43.00
Book - 9851 Pg - 7748-7757
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 10 P.

When Recorded Return to:

Waterford School, LLC
1590 East 9400 South
Sandy, UT 84093
File No. NCS-441567 - CD

SPECIAL WARRANTY DEED

The Waterford Institute, Inc., a Delaware corporation, Grantor, hereby conveys and warrants only as against all claiming by, through or under Grantor, but not otherwise, to Waterford School, LLC, a Utah limited liability company, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the real property, situated in Salt Lake County, State of Utah described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"). The Property includes portions of the following tax parcel numbers:

A.P.N. Nos. 28-09-103-003-0000; 28-09-103-004-0000; 28-09-126-016-0000;
28-09-126-017-0000; 28-09-126-020-0000; 28-09-176-034-0000; and 28-09-103-
006-0000

Subject to taxes, easements, restrictions and rights of way appearing of record, or enforceable in law or equity, including without limitation each of the exceptions listed on Exhibit "B" attached hereto and incorporated herein by this reference.


WITNESS the hand of Grantor this 24 day of August, 2010.

Waterford Institute, Inc.,
a Delaware corporation

By: 
Dustin H. Heuston, Chief Executive Officer

STATE OF UTAH)
 : ss.
County of Salt Lake)

On the 23 day of August, 2010, before me, the undersigned, a Notary Public in and for the State of Utah, personally appeared Dustin H. Heuston, known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, who duly acknowledged to me that he is the Chief Executive Officer of the Grantor; that he has been authorized to execute the foregoing instrument on behalf of the Grantor; and that he signs the foregoing instrument on behalf of the Grantor.


NOTARY PUBLIC
Residing at Salt Lake County, Utah

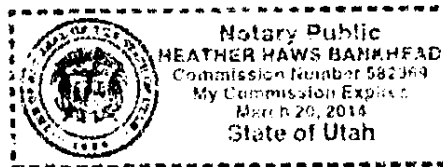


EXHIBIT "A"

PARCEL 1:

BEGINNING AT A POINT ALONG THE SECTION LINE NORTH 89°54'35" EAST 1,181.00 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING IN THE CENTER OF 9400 SOUTH STREET, AND RUNNING THENCE SOUTH 0°13'33" WEST 330 FEET; THENCE NORTH 89°54'35" EAST 132 FEET MORE OR LESS TO AN OLD FENCE LINE, THENCE SOUTH 0°13'23" WEST ALONG SAID FENCE LINE, 650.3 FEET; THENCE SOUTH 89°54'35" WEST 405 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED ENTRY NO. 2121829, IN BOOK 2394, AT PAGE 638; THENCE NORTH 0°14'35" WEST 614.3 FEET MORE OR LESS TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED ENTRY NO. 2209767, IN BOOK 2578, AT PAGE 125, THENCE NORTH 89°22' EAST 37.95 FEET MORE OR LESS TO A FENCE; THENCE NORTH 1°58' EAST 366 FEET MORE OR LESS TO THE SECTION LINE (CENTER OF 9400 SOUTH STREET); THENCE NORTH 89°54'35" EAST 229.6 FEET MORE OR LESS TO BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONDEMNED BY UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED MAY 01, 2000 AS ENTRY NO. 7628368 IN BOOK 8358 AT PAGE 5986 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF A HIGHWAY KNOWN AS PROJECT NO. 0209, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATED IN THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID ENTIRE TRACT WHICH POINT IS 951.40 FEET NORTH 89°54'35" EAST FROM THE NORTHWEST QUARTER OF SAID SECTION 9; AND RUNNING THENCE SOUTH 1°58'00" WEST 72.55 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 53.00 FEET RADIALLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT; THENCE EASTERLY 177.72 FEET ALONG THE ARC OF A 12,053.00-FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 89°57'08" EAST 177.72 FEET); THENCE SOUTH 89°57'08" EAST 54.00 FEET ALONG A LINE PARALLEL TO SAID CENTERLINE TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 0°13'23" EAST 73.00 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE NORTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 89°54'35" WEST 229.6 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARINGS 0°14'14" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

A.P.N. 28-09-103-003-0000

PARCEL 2:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, WHICH POINT IS IN THE CENTER OF 9400 SOUTH STREET, SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 8 RODS; THENCE SOUTH 20 RODS; THENCE EAST 8 RODS; THENCE NORTH 20 RODS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO SANDY CITY CORPORATION IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 27, 1986 AS ENTRY NO. 4207879, IN BOOK 5740, AT PAGE 324, OF THE OFFICIAL RECORDS, TO-WIT:

BEGINNING AT A POINT ALONG SECTION LINE NORTH 89°53'26" EAST 951.46 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING IN THE CENTERLINE OF 9400 SOUTH STREET SANDY, UTAH; THENCE RUNNING NORTH 89°53'28" EAST 361.50 FEET TO A FENCE LINE EXTENSION; THENCE SOUTH 00°30'04" WEST 53.00 FEET; THENCE SOUTH 89°53'28" WEST 362.86 FEET TO A FENCE LINE EXTENSION; THENCE NORTH 01°58'00" EAST 53.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONDEMNED BY UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED MAY 01, 2000 AS ENTRY NO. 7628368 IN BOOK 8358 AT PAGE 5986 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF A HIGHWAY KNOWN AS PROJECT NO. 0209, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID ENTIRE TRACT WHICH POINT IS 53.00 FEET SOUTH FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; AND RUNNING THENCE SOUTH 20.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 53.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT; THENCE SOUTH 89°56'16" WEST 132.00 FEET ALONG A LINE PARALLEL TO SAID CENTERLINE TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 20.00 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE NORTHWESTERLY CORNER OF SAID ENTIRE TRACT; THENCE EAST 132.00 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARINGS 0°08'49" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

A.P.N. 28-09-103-004-0000

PARCEL 3:

BEGINNING AT A POINT WHICH IS NORTH 89°53'28" EAST 1,312.37 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 9; AND RUNNING THENCE NORTH 89°53'28" EAST 669.77 FEET; THENCE SOUTH 00°13'23" WEST 650.37 FEET; THENCE SOUTH 89°53'28" WEST 669.77 FEET TO A POINT ON THE WESTLINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°13'23" EAST 535.37 FEET; THENCE NORTH 89°53'28" EAST 50.00 FEET; THENCE NORTH 00°13'23" EAST 82.00 FEET; THENCE SOUTH 89°53'28" WEST 50.00 FEET; THENCE NORTH 00°13'23" EAST 33.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONDEMNED BY UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN FINAL ORDER CONDEMNATION RECORDED MAY 01, 2000 AS ENTRY NO. 7628368 IN BOOK 8358 AT PAGE 5986 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF A HIGHWAY KNOWN AS PROJECT NO. 0209, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID ENTIRE TRACT WHICH POINT IS 1312.37 FEET NORTH 89°53'28" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 9; THENCE SOUTH 0°13'23" WEST 33.00 FEET ALONG THE WESTERLY BOUNDARY LINE TO A SOUTHWESTERLY CORNER OF SAID ENTIRE TRACT; THENCE NORTH 89°53'28" EAST 50.00 FEET TO AN INTERIOR CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 0°13'23" WEST 40.00 FEET TO A POINT 53.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT; THENCE NORTH 89°49'44" EAST 619.77 FEET ALONG A LINE PARALLEL TO SAID CENTERLINE TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 0°13'23" EAST 72.38 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE NORTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 89°53'28" WEST 669.77 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARINGS 0°15'21" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

A.P.N. 28-09-126-016-0000

PARCEL 4:

TOGETHER WITH A PERPETUAL EASEMENT APPURTENANT TO PARCEL 3 FOR THE RIGHT TO ACCESS AND EGRESS, TOGETHER WITH THE PERPETUAL RIGHT TO MAINTAIN AND REPAIR AS ASPHALT DRIVE, AS CREATED BY THAT CERTAIN GRANT OF EASEMENT RECORDED JUNE 22, 1993 AS ENTRY NO. 5535009 IN BOOK 6690 AT PAGE 2123 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°53'28" EAST 1312.37 FEET AND SOUTH 00°13'23" WEST 99.00 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3

SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°53'28" EAST 50.00 FEET; THENCE SOUTH 00°13'23" WEST 16.00 FEET; THENCE SOUTH 89°53'28" WEST 50.00 FEET; THENCE NORTH 00°13'23" EAST 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT NORTH 89°53'28" EAST 1312.37 FEET AND SOUTH 0°13'23" WEST 33.0 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT LYING ON THE WEST BOUNDARY LINE OF THE DAVID H. HUIHSH PROPERTY AND SAID POINT OF BEGINNING ALSO BEING SOUTH 0°13'23" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; THENCE SOUTH 0°13'23" WEST ALONG THE PROPERTY LINE 82.0 FEET; THENCE NORTH 89°53'28" EAST 50.0 FEET; THENCE NORTH 0°13'23" EAST 82.0 FEET; THENCE SOUTH 89°53'28" WEST 50.0 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT WHICH IS NORTH 89°53'28" EAST 1312.37 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; AND RUNNING THENCE NORTH 89°53'28" EAST 669.77 FEET; THENCE SOUTH 00°13'23" WEST 650.37 FEET; THENCE SOUTH 89°53'28" WEST 669.77 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°13'23" EAST 535.37 FEET; THENCE NORTH 89°53'28" EAST 50.00 FEET; THENCE NORTH 00°13'23" EAST 82.00 FEET; THENCE SOUTH 89°53'28" WEST 50.00 FEET; THENCE NORTH 00°13'23" EAST 33.00 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO SANDY CITY CORPORATION BY THAT CERTAIN DEED RECORDED APRIL 19, 1999 AS ENTRY NO. 7326266 IN BOOK 8269 AT PAGE 3183 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE CONSTRUCTION OF A TURN LANE INCIDENT TO THE WIDENING OF 1700 EAST STREET, IN CONJUNCTION OF THE WATERFORD SCHOOL PROJECT KNOWN AS FA PROJECT NO. 598-071, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 00°30'30" WEST 374.61 FEET ALONG THE CENTERLINE OF 1700 EAST STREET AND NORTH 89°29'30" WEST 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE 1700 EAST FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (A

FOUND SALT LAKE SURVEY BRASS CAP) AND RUNNING THENCE SOUTH 00°30'30" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 1700 EAST 177.30 FEET; THENCE NORTH 89°29'30" WEST 7.00 FEET; THENCE NORTH 00°30'30" EAST 125.72 FEET; THENCE NORTH 08°14'10" EAST 52.06 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONDEMNED BY UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN FINAL ORDER CONDEMNATION RECORDED MAY 01, 2009 AS ENTRY NO. 7628368 IN BOOK 8358 AT PAGE 5986 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF A HIGHWAY KNOWN AS PROJECT NO. 0209, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATED IN THE NORTH EAST QUARTER OF NORTH WEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 9400 SOUTH STREET AT THE NORTHWESTERLY CORNER OF SAID ENTIRE TRACT WHICH POINT IS 1982.14 FEET NORTH 89°53'28" EAST AND 33.00 FEET SOUTH 0°13'23" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 9; AND RUNNING THENCE SOUTH 0°13'23" WEST 39.34 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 53.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT; THENCE NORTH 89°49'44" EAST 590.98 FEET ALONG A LINE PARALLEL TO SAID CENTER LINE; THENCE SOUTH 45°55'41" EAST 28.44 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 1700 EAST STREET; THENCE NORTH 0°13'23" EAST 58.51 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 89°53'28" WEST 611.48 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARINGS 0°15'21" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 9400 SOUTH AND 1700 EAST STREETS.

A.P.N. 28-09-126-017-0000

PARCEL 6:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF 1700 EAST STREET AND THE 1/64TH LINE, SAID POINT BEING SOUTH 0°07'30" EAST 661.05 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89°56'47" WEST 33.00 FEET ALONG THE SAID 1/64TH LINE FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°07'30" EAST 366.88 FEET ALONG THE WEST LINE OF SAID 1700 EAST STREET; THENCE NORTH 89°58'01" WEST 140.26 FEET; THENCE SOUTH 0°07'30" EAST 294.18 FEET TO THE 1/16TH; THENCE NORTH 89°58'01" WEST 867.42 FEET ALONG THE 1/16TH LINE TO THE EXTENSION OF THE EAST LINE OF MOUNT JORDAN MESA NO. 5 SUBDIVISION; THENCE NORTH 1.16 FEET ALONG THE SAID EXTENSION TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 336.08 FEET ALONG THE EAST LINE TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°53'28" WEST 15.40 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF MOUNT JORDAN MESA NO. 6

SUBDIVISION; THENCE NORTH 324.22 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE INTERSECTION OF SAID EAST LINE AND THE 1/64TH LINE, SAID POINT ALSO BEING SOUTH 5.78 FEET FROM THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°56'47" EAST 1021.64 FEET ALONG THE SAID 1/64TH LINE TO THE POINT OF BEGINNING.

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LESS AND EXCEPTING FROM SAID PARCEL 6 THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE WEST LINE OF 1700 EAST STREET, SAID POINT BEING SOUTH 0°07'30" EAST 661.05 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89°56'47" WEST 33.00 FEET ALONG THE 1/64TH LINE TO THE WEST LINE OF 1700 EAST STREET AND SOUTH 0°07'30" EAST 352.15 FEET ALONG THE WEST LINE OF SAID 1700 EAST STREET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°07'30" EAST 14.73 FEET ALONG THE WEST LINE OF SAID 1700 EAST STREET; THENCE NORTH 89°58'01" WEST 140.26 FEET; THENCE NORTH 0°07'30" WEST 14.73 FEET; THENCE SOUTH 89°58'01" EAST 140.26 FEET TO THE POINT OF BEGINNING.

A.P.N. 28-09-126-020-0000

PARCEL 7:

BEGINNING SOUTH 1320 FEET AND WEST 173 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 177.96 FEET, MORE OR LESS; THENCE SOUTH 11.61 FEET; THENCE EAST 177.96 FEET, MORE OR LESS; THENCE NORTH 11.61 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

A.P.N. 28-09-176-034-0000

PARCEL 8:

BEGINNING AT A POINT 635 FEET WEST AND 366 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 68 FEET; THENCE EAST 212.73 FEET; THENCE NORTH 68 FEET; THENCE WEST 212.73 TO BEGINNING.

EXCEPTING THEREFROM THE WEST 25 FEET THEREOF.

A.P.N. 28-09-103-006-0000

EXHIBIT "B"

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
8. Real property taxes not yet due and payable with respect to portions of Tax Parcel No. 28-09-126-020-0000.
9. Real property taxes not yet due and payable with respect to portions of Tax Parcel No. 28-09-176-034-0000.
10. Any charge upon the land by reason of its inclusion in Sandy City and Cottonwood Improvement District. (Affects a portion of Parcels 1, 2, 3, 5 and 6)
11. Any charge upon the land by reason of its inclusion in Cottonwood Improvement District, White City Water Improvement District and Sandy City. (Affects Parcel 7)
12. Any easements and/or rights-of-way for the water distribution system and appurtenances of the Bell Canyon Irrigation Company and/or the State of Utah Water and Power Board, as disclosed by that certain Agreement recorded November 07, 1957 as Entry No. 1564273 in Book 1458 at Page 436 of Official Records.

NOTE: The exact location of the herein-above described easement cannot be determined because of an incomplete legal description.

13. The terms and conditions contained in that certain Land Use Agreement and Restrictive Covenant dated September 27, 1990 by and between the Salt Lake County Water Conservancy District a water conservancy district and the David H. Huish and/or Eva K. Huish Living Trust, acting through its trustee, Jerry K. Huish recorded February 28, 1991 as Entry No. 5032790 in Book 6294 at Page 422 of Official Records.

14. An easement over, across or through the land for right of access, ingress, egress, repair a water well, and/or pump house, and incidental purposes, as granted to Salt Lake County Water Conservancy District, a body corporate and politic of the State of Utah by Instrument recorded June 22, 1993 as Entry No. 5535008 in Book 6690 at Page 2120 of Official Records. (Affects a portion of Parcel 3)
15. The terms and conditions contained in that certain Land Use Agreement and Restrictive Covenant dated September 15, 1992 by and between the Salt Lake County Water Conservancy District, a water conservancy district and Waterford Institute, Inc., a Delaware corporation recorded June 22, 1993 as Entry No. 5535010 in Book 6690 at Page 212 of Official Records.
16. An easement over, across or through the land for telecommunication facilities and incidental purposes, as granted to U S West Communications, Inc., a Colorado corporation by Instrument recorded September 22, 1995 as Entry No. 6171997 in Book 7233 at Page 729 of Official Records. (Affects a portion of Parcel 3)
17. The terms, provisions and conditions contained in that certain Public Improvements Delay Agreement for 1700 East Street/9400 South Street Improvements recorded June 27, 1997 as Entry No. 6678614 in Book 7699 at Page 927 of Official Records. (Affects Parcel 5)
18. An perpetual easement over, across or through the land for retaining wall and appurtenant parts thereof to facilitate the widening of a highway known as project No. 209 and incidental purposes, as granted to Utah Department of Transportation by Instrument recorded May 01, 2000 as Entry No. 7628368 in Book 8358 at Page 5986 of Official Records. (Affects the Northerly portion of Parcel 3)
19. An easement over, across or through the land for cut and/or fill slopes and appurtenant parts thereof to facilitate the widening of a highway known as Project No. 209 and incidental purposes, as granted to Utah Department of Transportation by Instrument recorded May 01, 2000 as Entry No. 7628368 in Book 8358 at Page 5986 of Official Records. (Affects the Northerly portion of Parcel 5)
20. An easement over, across or through the land for water pipeline and incidental purposes, as granted to Sandy City Corporation, a Utah municipal corporation by Instrument recorded February 26, 2001 as Entry No. 7828497 in Book 8427 at Page 3387 of Official Records. (Affects a portion of Parcels 3, 4, 6, and 7)
21. An easement over, across or through the land for gas transmission facilities and incidental purposes, as granted to Questar Gas Company, a corporation of the State of Utah, its successors and assigns by Instrument recorded November 12, 2004 as Entry No. 9221558 in Book 9059 at Page 9270 of Official Records. (Affects the Easterly portion of Parcel 1)
22. Certificate of Boundary Change and Withdrawal recorded May 03, 2006 as Entry No. 9713496 in Book 9289 at Page 6697 of Official Records.
23. Access to Parcel 7 is presumed to be over and across Parcel 6, but the Company does not insure against any contrary state of fact. (Affects Parcel 7)
24. A right of way for 9400 South and 1700 East Streets over the Northerly portion of Parcels 3 and 5 and the Easterly portions of Parcels 5 and 6. (Affects a portion of Parcels 3, 5 and 6)

ND: 4813-3559-4247, v. 1

12597907
8/17/2017 9:47:00 AM \$13.00
Book - 10589 Pg - 1443-1444
JULIE DOLE
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 2 P.

Founders Title Company 17-012643

MAIL TAX NOTICE TO:
Waterford School, LLC
1590 East 9400 South
Sandy, UT 84093

WARRANTY DEED

EVAH MCMULLIN AND GAYLE E. HANSEN, SUCCESSOR TRUSTEES OF THE MARY S. VISSER REVOCABLE TRUST DATED FEBRUARY 12, 1979, AS AMENDED, GRANTORS

of Sandy, County of Salt Lake, State of UTAH, hereby CONVEY and WARRANT to

WATERFORD SCHOOL, LLC, a Utah limited liability company,

GRANTEE of 1590 East 9400 South, Sandy, UT 84093 for the sum of


TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

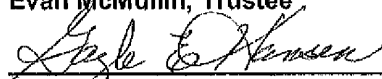
the following described tract of land in **SALT LAKE** County, State of UTAH, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2017 and thereafter.

WITNESS, the hands of said Grantors, this 16th day of August, 2017.



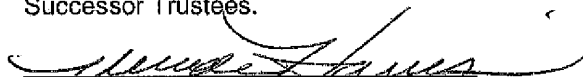
Evah McMullin, Trustee


Gayle E. Hansen, Trustee

STATE OF Utah

County OF Salt Lake

On this 16th day of August, 2017, personally appeared before me Evah McMullin and Gayle E. Hansen, Successor Trustees of The Mary S. Visser Revocable Trust dated February 12, 1979, as Amended, the signers of the within instrument, who duly acknowledged to me that they executed the same, as said Successor Trustees.


Wende Harris, Notary Public

My Commission Expires: 10-12-2020

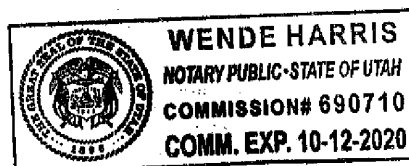


EXHIBIT "A"

Parcel 1:

Beginning at a point on the west line of 1700 East Street, said point being South 0°07'30" East 661.05 feet along the quarter Section line and North 89°56'47" West 33.00 feet along the 1/64th line to the West line of 1700 East Street and South 0°07'30" East 366.88 feet along the West line of said 1700 East Street from the North Quarter Corner of Section 9, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0°07'30" East 147.52 feet along the West line of said 1700 East Street; thence North 89°58'01" West 140.26 feet; thence North 0°07'30" West 147.94 feet; thence South 89°58'01" East 140.26 feet to the point of beginning.

Parcel 2:

Beginning at a point on the West line of 1700 East Street, said point being South 0°07'30" East 661.05 feet along the quarter Section line and North 89°56'47" West 33.00 feet along the 1/64th line to the West line of 1700 East Street and South 0°07'30" East 352.15 feet along the West line of said 1700 East Street from the North Quarter Corner of Section 9, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0°07'30" East 14.73 feet along the West line of said 1700 East Street; thence North 89°58'01" West 140.26 feet; thence North 0°07'30" West 14.73 feet; thence South 89°58'01" East 140.26 feet to the point of beginning.

For information purposes only. Tax ID No. 28-09-126-019 and 28-09-126-021

12712823
2/8/2018 11:38:00 AM \$10.00
Book - 10645 Pg - 4901
ADAM GARDINER
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 1 P.

Founders Title Company 18-013141

MAIL TAX NOTICE TO:
Waterford School, LLC
1590 East 9400 South
Sandy, UT 84093

WARRANTY DEED

DARLENE K. VISSER, GRANTOR

of Sandy, County of Salt Lake, State of UTAH, hereby CONVEYS and WARRANTS to

WATERFORD SCHOOL, LLC, a Utah limited liability company,

GRANTEE of 1590 East 9400 South, Sandy, UT 84093 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

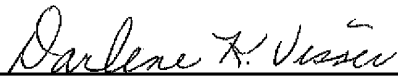
the following described tract of land in **SALT LAKE** County, State of UTAH, to-wit:

Beginning 1322.15 feet South 0°07'30" East and 33 feet South 89°54'35" West from the North Quarter Corner of Section 9, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°54'35" West 140.26 feet, thence North 0°07'30" West 146.66 feet, thence North 89°54'35" East 140.26 feet, thence South 0°07'30" East 146.66 feet to the point of beginning.

For information purposes only: Tax ID No. 28-09-127-001

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2017 and thereafter.

WITNESS, the hand of said Grantor, this 7th day of February, 2018.




Darlene K. Visser

STATE OF Utah
County OF Salt Lake

I, Wende Harris, a Notary Public for the County of Salt Lake and State of Utah, do hereby certify that Darlene K. Visser personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

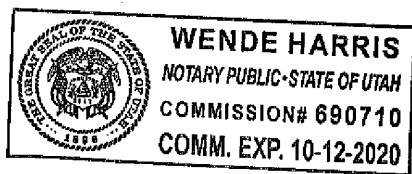
Witness my hand and official seal, this the 7th of February, 2018.



Wende Harris, Notary Public

My Commission Expires: 10-12-2020

(SEAL)



12712824
2/8/2018 11:38:00 AM \$12.00
Book - 10645 Pg - 4902-4903
ADAM GARDINER
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 2 P.

Founders Title Company 18-013141

MAIL TAX NOTICE TO:
Waterford School, LLC
1590 East 9400 South
Sandy, UT 84093

WARRANTY DEED

DARLENE K. VISSER, individually and as Personal Representative of the Estate of **Kenneth J. Visser (a/k/a Kenneth Julius Visser a/k/a Kenneth Visser)** , GRANTOR

of Sandy, County of **Salt Lake**, State of **UTAH**, hereby CONVEYS and WARRANTS to

WATERFORD SCHOOL, LLC, a Utah limited liability company,

GRANTEE of **1590 East 9400 South, Sandy, UT 84093** for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract of land in **SALT LAKE** County, State of **UTAH**, to-wit:

Beginning 80 rods South and 33 feet West from the North Quarter corner of Section 9, Township 3 South, Range 1 East, Salt lake Base and Meridian; thence West along the North boundary of the property 317.96 feet; thence South 11.61 feet; thence East 317.96 feet along the present fence line of Willow Canyon Elementary School to 1700 East Street; thence North 11.8 feet to the point of beginning.

For information purposes only: Tax ID No. **28-09-176-036**

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year **2017** and thereafter.

WITNESS, the hand of said Grantor, this 7th day of February, 2018.

Darlene K. Visser

Darlene K. Visser

Darlene K. Visser, Personal Rep.

Darlene K. Visser, Personal Representative

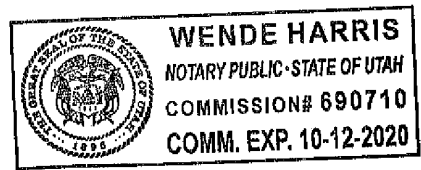
STATE OF Utah
County OF Salt Lake

On the 7th day of February, 2018, personally appeared before me Darlene K. Visser, individually and as Personal Representative of the Estate of Kenneth J. Visser (a/k/a Kenneth Julius Visser, a/k/a Kenneth Visser), the signer of the within instrument, who duly acknowledged to me that she executed the same, individually and as said Personal Representative.

Wende Harris

Wende Harris, Notary Public

Commission Expires: 10-12-2020



The Order of the Court is stated below:

Dated: February 05, 2018
01:30:03 PM

/s/ JOANNE SAYRE
District Court Clerk



Jennifer E. Decker (#8802)
FABIAN VANCOTT
215 South State Street, Suite 1200
Salt Lake City, Utah 84111
Telephone: (801) 531-8900
Facsimile: (801) 596-2814
jdecker@fabianvancott.com

Attorneys for Applicant

**IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH**

IN THE MATTER OF THE ESTATE OF

LETTERS OF ADMINISTRATION

KENNETH JULIUS VISSER a/k/a

Case No. 183900228

KENNETH J. VISSER a/k/a

KENNETH VISSER, a deceased person.

- Darlene K. Visser was duly appointed and qualified as general personal representative of the estate of the above-named decedent, by the Court, with all authority pertaining thereto.
- Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the personal representative.

[In accordance with the Utah State District Court's Efiling Standard No. 4.1, and URCP Rule 10(e), this Order does not bear the handwritten signature of the Judge, but instead displays an electronic signature at the upper right-hand corner of the first page of this Order.]
END OF DOCUMENT