

12903410  
12/14/2018 12:10:00 PM \$14.00  
Book - 10738 Pg - 6170-6172  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:  
Advantage Arts Academy, a Utah non-profit corporation  
454 South 500 East  
Farmington, UT 84025



File No.: 107732-WHP

## SPECIAL WARRANTY DEED

**Olympia Ranch, L.L.C., a Utah limited liability company,**

**GRANTOR** of Taylorsville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Advantage Arts Academy, a Utah non-profit corporation,**

**GRANTEE** of Farmington, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 26-26-100-002 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 12 day of December, 2018.

**Olympia Ranch, L.L.C., a Utah limited liability company**

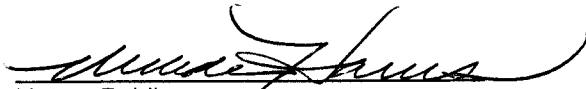
BY: 

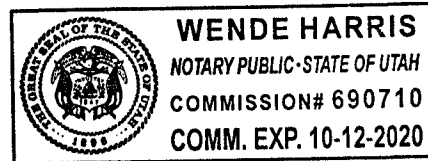
**Douglas C. Young, Manager**

STATE OF UTAH

COUNTY OF SALT LAKE

On the 12th day of December, 2018, personally appeared before me Douglas C. Young, who acknowledged himself to be the Manager of Olympia Ranch, L.L.C., a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**EXHIBIT A  
PROPERTY DESCRIPTION**

A part of the Northwest quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Herriman City, Salt Lake County, Utah.

Beginning at a point which is 781.83 feet North 89°59'04" West along the section line, and 476.00 feet South 00°00'56" West from the North quarter corner of said Section 26; thence South 00°00'56" West 322.25 feet; thence North 89°59'04" West 387.00 feet; thence North 00°00'56" East 472.25 feet; thence South 89°59'04" East 114.34 feet; thence South 00°00'56" West 150.00 feet; thence South 89°59'04" East 272.66 feet to the point of beginning.

Tax Id No.: 26-26-100-002

13158459  
12/30/2019 9:30:00 AM \$40.00  
Book - 10878 Pg - 8378  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 1 P.

**Mail Tax Notice To:**  
Advantage Arts Academy  
290 N. Flint St.  
Kaysville, UT 84037

**QUIT CLAIM DEED**

**Herriman School Development, LLC**, a Utah limited liability company, Grantor, hereby QUIT CLAIMS to **Advantage Arts Academy**, a Utah nonprofit corporation, Grantee, or the sum of Ten Dollars (\$10.00), the following described tract of land in Salt Lake County, Utah, to wit:

A part of the Northwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Herriman City, Salt Lake County, Utah

Beginning at a point on the South right-of-way line of 11800 South Street, being 1111.20 feet North 89°59'04" West along the Section line and 33.00 feet South 0°00'56" West from the North Quarter Corner of said Section 26; thence South 0°00'56" West 293.00 feet; thence North 89°59'04" West 50.63 feet; thence North 0°00'56" East 293.00 feet to said South line of 11800 South Street; thence South 89°59'04" East 50.63 feet to the point of beginning.

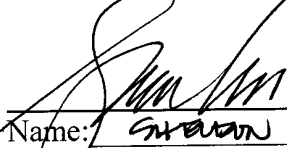
Contains: 14,834 sq.ft., Parcel No. 26-26-100-005

**Subject to** all easements, covenants, restrictions, encumbrances, rights-of-way and reservations of record or enforceable in law or equity.

WITNESS the hand of said Grantor, this 23<sup>rd</sup> day of December, 2019.

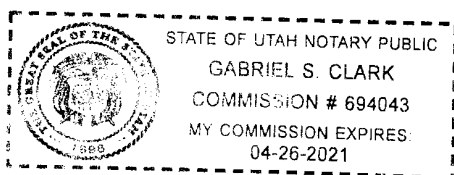
ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.


**Herriman School Development, LLC**

  
Name: Sheldon Killpack  
Manager

STATE OF UTAH            )  
  ): ss.  
COUNTY OF DAVIS        )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of December, 2019, by Sheldon Killpack, Manager of Herriman School Development, LLC.



  
NOTARY PUBLIC