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9/4/2020 9:16:00 AM \$40.00
Book - 11012 Pg - 9295-9298
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Mail Recorded Deed and Tax Notice To:
Salt Lake Charter School, Inc., a Utah non-profit corporation dba Mana Academy Charter School
2355 S. Technology Dr.
West Valley City, UT 84119



File No.: 131796-JCP

SPECIAL WARRANTY DEED

CSRC Charter 2355 South Technology, LLC, a Delaware limited liability company

GRANTOR(S) of Middletown, State of Delaware, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Salt Lake Charter School, Inc., a Utah non-profit corporation dba Mana Academy Charter School

GRANTEE(S) of West Valley City, 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.: 15-20-277-011 and 15-20-277-012 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 1st day of September, 2020.

CSRC Charter 2355 South Technology, LLC, a Delaware limited liability company

BY: *Brad Coburn*
Brad Coburn
Secretary and Treasurer

STATE OF _____

COUNTY OF _____

On the _____, personally appeared before me Brad Coburn, who acknowledged himself to be the Secretary and Treasurer of CSRC Charter 2355 South Technology, LLC, a Delaware limited liability company, and that they, as such Secretary and Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other official completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

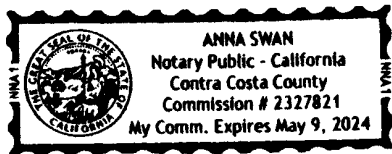
COUNTY OF CONTRA COSTA

On Sept 1st 2020, before me, Anna Swan Notary Public, personally appeared Bradley Coburn

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Anna Swan
Notary Public

Optional

This certificate is attached to SPECIAL WARRANTY DEED
(title or type of document), of 3 (number) pages.

EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point South 89°44'20" West 475.00 feet along the Section line to the extension of the West line of 3270 West Street and South 00°02'38" East 1900.18 feet to and along the West line of 3270 West Street and South 89°44'20" West 714.85 feet and South 00°02'38" East 50.32 feet and South 89°44'20" West 39.94 feet and South 90.91 feet from the Northeast corner of Section 20, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 421.34 feet; thence North 140.54 feet; thence East 325.73 feet; thence South 00°03'12" East 50.06 feet; thence North 89°44'20" East 95.57 feet; thence South 90.91 feet to the point of beginning.

PARCEL 2:

Beginning at a point South 89°44'20" West 475.00 feet along the Section line to the extension of the West line of 3270 West Street and South 00°02'38" East 1900.18 feet to and along the West line of 3270 West Street and South 89°44'20" West 714.85 feet and South 00°02'38" East 50.32 feet and South 89°44'20" West 39.94 feet and South 90.91 feet from the Northeast corner of Section 20, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 134.88 feet; thence North 88°20'51" West 95.41 feet; thence South 00°02'12" East 62.65 feet; thence West 326.04 feet to the East line of Technology Parkway; thence North 194.78 feet; thence East 421.34 feet to the point of beginning.