

T-40225

# WARRANTY DEED

CHARTER HOLDINGS, LLC a/k/a CHARTER HOLDINGS, L.L.C.

grantor of County of  
State of Utah, hereby CONVEY and WARRANT to

THOMAS EDISON CHARTER SCHOOL, INC.

grantees of 180 East 2600 North, North Logan 84341  
for the sum of TEN DOLLARS and other good and valuable consideration  
the following described tract of land in Cache County, State of Utah.

Ent **874186** Bk **1322** Pg **712**  
Date 8-Oct-2004 9:37AM Fee \$20.00  
Michael Gleed, Rec. - Filed By AM  
**Cache County, UT**  
For HICKMAN LAND TITLE COMPANY

Legal Description Attached.

04-060-0038; 04-060-0043; 04-060-0049; 04-060-0050; 04-060-0052

WITNESS, the hand of said grantor, this day of A.D. 2004 .

Signed in the presence of

CHARTER HOLDINGS, LLC a/k/a CHARTER HOLDINGS, L.L.C.

BY: Blake E. Durstler, Managing Member

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\_\_\_\_\_

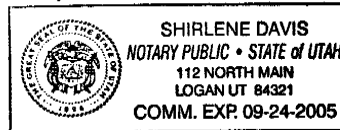
### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH }  
                          } SS  
County of Cache }

On the 7<sup>th</sup> day of October, A.D. 2004, personally appeared before me Blake E. Durstler  
and \_\_\_\_\_ who being by me duly sworn did say, each for himself, that he is(are)  
the members/managers of CHARTER HOLDINGS, LLC a/k/a CHARTER HOLDINGS, L.L.C., a Utah Limited  
Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability  
Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability  
Company executed the same.

Commission expires: 9-24-2005  
Residing in: Logan, UT.

Shirlene Davis  
Notary Public



**HICKMAN LAND TITLE COMPANY**

### Legal Description

Parcel 1: Part of Block 2, Plat "A" HYDE PARK FARM SURVEY, Section 15, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, further described as follows:

Beginning at a point being South 88°17'57" East 171.0 feet from a point of record East along the South line of said 2600 North Street 690.31 feet from a point in the East right of way line of U.S. Highway 91, North 1°06'28" East 744.83 feet from the intersection of the East line of said Highway with the North line of said Lot 4, Block 18, Plat "D" of the LOGAN FARM SURVEY, and running thence South 08°15'26" East 155.9 feet along an existing fence line to a point in the South line of the Dwyth M. Daines property, thence South 88°18'10" East 262.5 feet along said South line to the true point of beginning, and running thence South 1°00'28" West by record (31.15 by measurement) more or less to the North line of the Bullen Brothers Property; thence South 88°18'10" East 283.09 feet, more or less, to the West line of 200 East Street, thence along the West line of 200 East Street North 0°32'50" East 171.30 feet to the South line of 2600 North Street; thence Westerly along the South line of said 2600 North Street to a point North 1°00'28" East 190.3 feet by record (200.93 by measurement) of the point of beginning, thence South 1°00'28" West 200.93 feet, more or less to the point of beginning.

Also Subject to a 10' public utility easement along the Easterly described boundary line.

Parcel 2: Beginning South 88°17'57" East 171 feet from a point by record East along the South line of 2600 North Street 690.31 feet of the point in the East line of US Highway 91; thence North 1°06'28" East 744.83 feet from the intersection of the East line of Highway with the North line of Lot 4, Block 18, Plat "D" LOGAN FARM SURVEY and thence South 8°15'26" East 155.9 feet; thence South 88°18'10" East 262.5 feet to the true point of beginning; thence West 80 feet; thence North 123.5 feet to the South line of 2600 North street; thence Easterly along street 80 feet to a point North of the true point of beginning; thence South to the true point of beginning.

Parcel 3: Beginning South 88°17'57" East 171 feet from a point by record East along the South line of 2600 North Street, 690.31 feet of a point in the East line of US Highway 91; thence North 1°06'28" East 744.83 feet from the intersection of the East line of Highway with the North line of Lot 4, Block 18, Plat "D" LOGAN FARM SURVEY, and thence South 8°15'26" East 155.9 feet; thence South 88°18'10" East 262.5 feet to the true point of beginning; thence West 80 feet; thence North 123.5 feet to the South line of 2600 North Street; thence Easterly along street 80 feet to a point North of the true point of beginning; thence South to the true point of beginning.

Parcel 4: Beginning East 670.64 feet along the South line of 2600 North Street and 20.84 feet along a curve to the left with a radius of 718 feet from the intersection of the South line of 2600 North Street and the East line of US Highway 91 and thence 170.69 feet along said curve to the left; thence South 7°36'04" East 169.48 feet; thence South 89°19'53" East 181.73 feet to the true point of beginning; thence South 89°19'53" East 80.00 feet; thence South 1°00'28" West 31.15 feet to the North line of Bullen Inc. Property; thence North 88°18'10" West 80.0 feet along the North line of said property; thence North 1°18'12" East 29.7 feet to the true point of beginning.

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Parcel 5: Beginning at the intersection of the East line of Highway 91 and North line of Lot 4, Block 18, Plat "D" LOGAN FARM SURVEY and thence North 567.97 feet and East 1060.71 feet to the Northeast Corner of a fence and the North line of Bullen Property and the true point of beginning; thence South 88°18'11" East 379.5 feet to the West line of 200 East street; thence South 0°10'24" West 80.0 feet along street; thence North 88°18'11" West 381.36 feet to a fence line; thence North 1°30'10" East 79.97 feet along the fence to the true point of beginning.

Parcel 6: Part of the Southwest Quarter of Section 12, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, described as follows: Commencing at the intersection of the East right of way line of U.S. 91 and the North line of Lot 4, Block 18, Plat "D" LOGAN FARM SURVEY, and running North 488 feet and East 1060.71 feet to the true point of beginning, thence South 88°18'11" East 381.36 feet to the West right of way line of 200 East street; thence South 0°10'24" West 142.78 feet (South 0°32'50" West by record) along said line; thence North 88°18'11" West 381.36 feet; thence North 1°30'10" East 142.78 feet along said fence to the true point of beginning.

Subject to a right of way described as follows: Part of the Southwest Quarter of Section 12, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, described as follows: Commencing at the intersection of the East right of way line of U.S. 91 and the North line of Lot 4, Block 18, Plat "D" LOGAN FARM SURVEY, and running North 488 feet and East 1060.71 feet to the true point of beginning; thence South 88°18'11" East 381.6 feet to the West right of way line of 200 East street; thence South 0°10'24" West 30.00 feet (South 0°32'50" West by record) along said line; thence North 88°18'11" West 381.36 feet, more or less to an existing fence line; thence North 1°30'10" East 30.00 feet along said fence to the true point of beginning.

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**HICKMAN LAND TITLE COMPANY**

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