

When Recorded, Return To:

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

E 2421706 B 4707 P 1212-1215
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/5/2009 4:32:00 PM
FEE \$16.00 Pgs: 4
DEP eCASH REC'D FOR BONNEVILLE SUPERIOR TITLE CO

Tax Parcel No. 06-313-0005

136286

(Space above for Recorder's use only)

WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, G & S DEVELOPMENT, L.L.C., a Utah limited liability company ("Grantor"), whose address is 641 East Windsor Lane, Kaysville, Utah 84037, hereby conveys and warrants to LEGACY PREPARATORY ACADEMY, a Utah non-profit corporation ("Grantee"), whose address is 1375 West Center Street, North Salt Lake, Utah 84054, the following described property situated in Davis 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 Warranty Deed this 4 day of February, 2009.

Grantor:

G & S DEVELOPMENT, L.L.C.,
a Utah limited liability company

By: [Signature]

Name: FERRY STEVENSON

Its: MEMBER

By: [Signature]

Name: Ned Giles

[notary acknowledgement on following page.] Its: Member

STATE OF UTAH)
COUNTY OF Davis) ss.

On this 4th day of February, 2009, personally appeared before me Jerry Stevenson and Ned Giles known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that ^{they} ~~he~~ ^{are} ~~is~~ the Members of G & S DEVELOPMENT, L.L.C., a Utah limited liability company, and acknowledged to me that said company executed the same.

Nobalee W. Rhoades
Notary Public

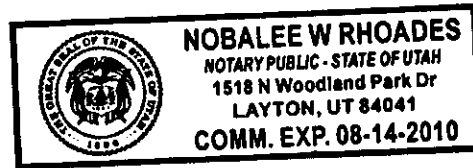


EXHIBIT A

to Warranty Deed

(Legal Description of the Property)

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

LOT 5, WOODS CROSS INDUSTRIAL PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, STATE OF UTAH.

EXHIBIT B

to Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2009, not yet due or payable.
2. Said property is located within the boundaries of Weber Basin Water Conservancy District, Mosquito Abatement District, South Davis Sewer Improvement District (295-3469) and Woods Cross City (292-4421), and is subject to the charges and assessments levied thereunder. At the time this Warranty Deed is recorded, all charges are paid current and no charges or assessments are currently a lien against the land.
3. Resolution No. 2004-212 establishing and organizing the South Davis Recreation Special Service District, and prescribing and setting forth other details and matters in connection therewith, recorded September 14, 2004, as Entry No. 2017602, in Book 3623, Page 1144, records of Davis County, Utah. At the time this Warranty Deed is recorded, all charges are paid current and no charges or assessments are currently a lien against the land.
4. Easement in favor of Amoco Pipeline Company, a Maine Corporation, upon the terms and conditions therein provided, recorded February 27, 1996, as Entry No. 1230339, in Book 1972, at Page 1159, of Official Records. (Affects Parcel 06-084-0068).
5. Easement in favor of Amoco Pipeline Company, a Maine Corporation, upon the terms and conditions therein provided, recorded February 20, 1997, as Entry No. 1305240, in Book 2097, Page 220, records of Davis County, Utah.
6. Subject to easements, building setback lines, restrictions, dedications or offer for dedications, if any, conditions of approval if any, and notes if any, all as set forth on the recorded plat.