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10/31/2019 4:32:00 PM \$40.00
Book - 10854 Pg - 2952-2956
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

When Recorded, Return To:

Kirton McConkie PC
Attn: Joel Wright
Thanksgiving Park Four
2600 West Executive Parkway, #400
Lehi, Utah 84043

Tax Parcel No. 14-35-428-024

116738 JUF

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, WEST VALLEY SCHOOL DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), whose address is 290 N. Flint Street, Suite A, Kaysville, Utah 84037, hereby conveys and warrants, against all who claim by, through, or under Grantor, to ASCENT ACADEMIES OF UTAH, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 5685 W. Cilma Drive, West Valley City, Utah 84128, the real property located in Salt Lake 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.

[Signature to Follow]

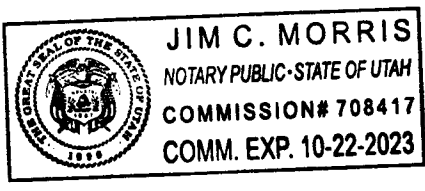
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30th day of October, 2019.

Grantor: WEST VALLEY SCHOOL DEVELOPMENT, LLC, a Utah limited liability company

By: [Signature]
Name: Sheldon Killpack
Its: Manager

STATE OF UTAH)
COUNTY OF DAVIS) ss.

On this 30th day of October, 2019, personally appeared before me Sheldon Killpack, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the MANAGER of WEST VALLEY SCHOOL DEVELOPMENT, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



[Signature]
Notary Public

EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

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

Lot 1, ASCENT SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah on August 16, 2018 as Entry No. 12830862 in Book 2018P at Page 286.

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Intentionally deleted by Title Company.
2. Intentionally deleted by Title Company.
3. Intentionally deleted by Title Company.
4. Intentionally deleted by Title Company.
5. Intentionally deleted by Title Company.
6. Intentionally deleted by Title Company.
7. Intentionally deleted by Title Company.
8. Intentionally deleted by Title Company.
9. Taxes for the year 2019 are a lien now due and payable in the amount of \$132,725.92 but will not become delinquent until November 30, 2019 under Parcel No. 14-35-428-024.
10. The herein described Land is located within the boundaries of West Valley City, Magna Mosquito Abatement District, Jordan Valley Water Conservancy District, Granger - Hunter Improvement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder. (paid current)
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. Claim, right, title or interest to water or water rights whether or not shown by the public records.
13. Easements, notes and restrictions as shown on the recorded plat for Ascent Subdivision, recorded August 16, 2018 as Entry No. 12830862 in Book 2018P at Page 286.
14. Long Term Storm Water Management Permit, recorded August 23, 2018 as Entry No. 12835053 in Book 10705 at Page 5588.

15. Utah Department of Transportation Drainage Agreement between Utah Department of Transportation and West Valley School Dev. dated February 20, 2018 and recorded September 21, 2018 as Entry No. 12853206 in Book 10714 at Page 5909.

16. Intentionally deleted by Title Company.

17. Intentionally deleted by Title Company.

18. Intentionally deleted by Title Company.

19. Intentionally deleted by Title Company.

20. Intentionally deleted by Title Company.

21. Intentionally deleted by Title Company.

22. Intentionally deleted by Title Company.

23. Subject to the following matters disclosed on that certain survey prepared by Ensign Engineering, having been certified under the date of October 10, 2019, as Job No. 9404, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882:

- a. Various utility lines and/or facilities outside of recorded easements
- b. Fence lines do not coincide with recorded boundaries

24. Deed of Trust from Ascent Academies of Utah, a Utah nonprofit corporation to TBD, Trustee for CLI Capital, a Real Estate Investment Trust, together with its successors and assigns, in the principal sum of \$TBD dated and recorded TBD as Entry No. TBD in Book TBD at Page TBD.