

Mail Recorded Deed and Tax Notice To:  
Ascent Academies of Utah, a Utah nonprofit corporation  
2199 West 900 North  
Lehi, UT 84043

ENT 29480:2019 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2019 Apr 10 09:50 AM FEE 12.00 BY SM  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



File No.: 111513-JCP

### SPECIAL WARRANTY DEED

Lehi School Development, LLC

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

Ascent Academies of Utah, a Utah nonprofit corporation

**GRANTEE(S)** of Lehi, 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 **Utah County**, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 12-031-0085 (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 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 4 day of April, 2019.

Lehi School Development, LLC

BY:

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

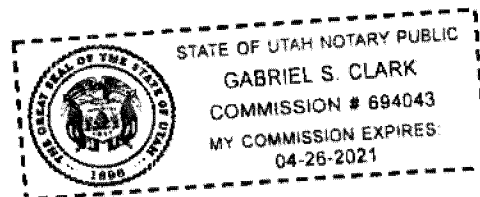
STATE OF UTAH

COUNTY OF DAVIS

On the 4<sup>th</sup> day of April, 2019, personally appeared before me Sheldon Killpack, who being by me duly sworn did say that he is the Manager of Lehi School Development, LLC, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Sheldon Killpack acknowledged to me that said corporation executed the same.

*[Signature]*  
Notary Public

\* limited liability company, and that they as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



**EXHIBIT A**

Beginning at a point that is South 00°46'44" West 46.00 feet and North 90°00'00" East 1163.86 feet from the West quarter corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence South 01°51'40" West 293.15 feet; thence South 88°59'03" East 178.12 feet to a fence line; thence North 01°49'54" East along said fence line 123.56 feet; thence North 88°59'03" West 158.06 feet; thence North 01°51'40" East 169.94 feet; thence North 90°00'00" West 20.01 feet to the point of beginning. The basis of bearing is North 00°27'25" East between the Southwest corner and the West quarter corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

LESS AND EXCEPTING any portion of land lying within the bounds of 900 North Street.