

12119629  
8/25/2015 2:58:00 PM \$18.00  
Book - 10355 Pg - 7288-7292  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE LAYTON  
BY: eCASH, DEPUTY - EF 5 P.

**When Recorded, Return To:**

Kirton McConkie PC  
Attn: Elysa Dishman  
Thanksgiving Park Four  
2600 W. Executive Parkway, Suite 400  
Lehi, Utah 84043

Tax Parcel No. 20-35-200-044

052981

(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, UTAH SCHOOL DEVELOPMENT WJ, LLC, a Utah limited liability company ("Grantor"), whose address is 352 N. Flint Street, 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 5662 West 8200 South, West Jordan, Utah 84084, 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.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 24 day of AUGUST, 2015.

Grantor:

UTAH SCHOOL DEVELOPMENT WJ, LLC,  
a Utah limited liability company

By:

Name:

Its:

JED STEVENSON

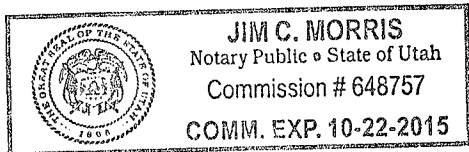
MEMBER

[notary acknowledgement on following page.]

STATE OF UTAH )  
COUNTY OF DAVIS ) ss.

On this 24 day of AUGUST, 2015, personally appeared before me JEN STEVENSON, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the MEMBER of UTAH SCHOOL DEVELOPMENT WJ, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.

J. C. Morris  
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:

**ALL OF LOT 1, CLAY HOLLOW SUBDIVISION PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED FEBRUARY 14, 2014 AS ENTRY NO. 11804743 IN BOOK 2014 OF PLATS AT PAGE 36 IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH.**

The following is shown for informational purposes only: Tax Parcel No. 20-35-200-044.

**EXHIBIT B**

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2015 are now a lien, but not yet due. Tax ID No. 20-35-200-044. (2014 taxes were paid in the amount of \$3,271.57 out of Tax ID No. 20-35-200-043)

2. Said property is included within the boundaries of West Jordan City, and is subject to the charges and assessments thereof.

(All fees and assessments are current as of dated of recording)

Said property is included within the boundaries of South Valley Sewer District, and is subject to the charges and assessments thereof. (All fees and assessments are current as of date of recording)

"Paid current through date of Policy"

3. A right-of-way and Easement for the flow and maintenance of Barney's Creek, as disclosed by the Salt Lake County ownership/reference maps.

4. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: UTAH POWER & LIGHT COMPANY

Recorded: January 5, 1987

Entry No.: 4379042

Book/Page: 5861/2492

5. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: UTAH POWER & LIGHT COMPANY

Recorded: January 30, 1987

Entry No.: 4393217

Book/Page: 5871/2337

6. DEVELOPMENT AGREEMENT and the terms, conditions and limitations contained therein:

Recorded: May 11, 2009

Entry No.: 10699052

Book/Page: 9721/4253

7. DEVELOPMENT AGREEMENT, THE HIGHLANDS SUB-AREAS MASTER PLAN and the terms, conditions and limitations contained therein:

Recorded: December 20, 2012

Entry No.: 11540553

Book/Page: 10090/1018

AGREEMENT and the terms, conditions and limitations contained therein:

Recorded: February 14, 2014

Entry No.: 11804741  
Book/Page: 10211/3508

8. The following matters as shown on ALTA/ACSM Land Title Survey dated August 14, 2015 by Silverpeak Engineering entitled "Ascent Academy West Jordan":

- a. Public Utility & Drainage Easements
- b. FEMA Flood Zone X
- c. Check Meter Easements in favor of the City of West Jordan
- e. Power Line Easement along the Easterly line
- f. Existing water lines, storm drain lines & sanitary sewer lines
- g. Surveyor's notations