

When Recorded, Return To:

Kirton McConkie PC
Attn: Xanna DeGooyer
Kirton McConkie Building
50 East South Temple
Salt Lake City, UT 84111

Tax Parcel No. 08-076-0120

16-020696

(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 FC, LLC, a Utah limited liability company ("Grantor"), whose address is 290 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 22 South 650 West, Farmington, Utah 84025, the real property located 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 Special Warranty Deed this 9 day of May, 2016.

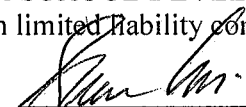
Grantor:

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

By:

Name:

Its:



SHARON KUMPACK

MGR

[notary acknowledgement on following page.]

STATE OF UTAH)
COUNTY OF DAVIS) ss.

On this 9 day of May, 2016, personally appeared before me SHELDON KILLPAK, 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 UTAH SCHOOL DEVELOPMENT FC, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.

Jim C Morris
Notary Public

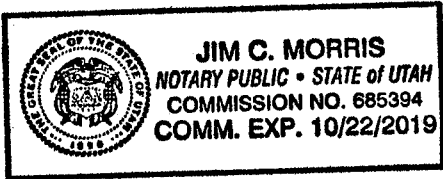


EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

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

PARCEL 1 (Including UDOT Parcel)

BEGINNING AT THE CENTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 00°05'50" EAST 473.66 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 90°00'00" WEST 341.46 FEET; THENCE NORTH 0°00'00" EAST 40.47 FEET; THENCE SOUTH 90°00'00" WEST 226.66 FEET TO A POINT 20 FEET EASTERLY FROM THE TOP BANK OF A STREAM; THENCE NORTHEASTERLY ALONG SAID LINE NORTH 25°00'10" EAST 47.76 FEET, NORTH 25°46'40" EAST 66.33 FEET, NORTH 32°55'22" EAST 97.73 FEET, NORTH 30°33'52" EAST 56.47 FEET, NORTH 30°48'40" EAST 60.62 FEET, NORTH 36°08'11" EAST 57.53 FEET, NORTH 50°39'16" EAST 48.30 FEET, NORTH 56°01'08" EAST 63.21 FEET, NORTH 55°21'40" EAST 63.44 FEET, NORTH 45°20'11" EAST 126.41 FEET TO A POINT ON A 475.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 119.83 FEET, (CENTRAL ANGLE=14°27'15", CHORD BEARING AND DISTANCE=SOUTH 82°21'57" EAST 119.51 FEET); THENCE SOUTH 89°34'49" EAST 20.99 FEET; THENCE SOUTH 00°07'40" EAST 73.85 FEET TO THE POINT OF BEGINNING.

08-076-0117 & 0090

PARCEL 1A

TOGETHER WITH A RIGHT OF WAY FOR AN IRRIGATION DITCH AND INGRESS AND EGRESS FOR THE PURPOSE OF MAINTAINING, REPAIRING AND REPLACING THE IRRIGATION DITCH. ALSO THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN A WATER WELL OVER AND ACROSS THE PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1354 AT PAGE 866 OF OFFICIAL RECORDS.

ALSO:

TOGETHER WITH A PERPETUAL RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING A WATER WELL AND ACROSS THE PROPERTY AS DESCRIBED IN EASEMENT AND RIGHT OF WAY, SUBJECT TO THE TERMS AND CONDITIONS THEREIN, RECORDED JUNE 6, 1990 AS ENTRY NO. 893013 IN BOOK 1354 AT PAGE 870 OF OFFICIAL RECORDS.

The following is shown for informational purposes only: Tax Parcel No. 08-076-0120.

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2016 are now a lien, but not yet due.
Tax ID No. 08-076-0120. (2015 taxes were paid in the amount of \$117,822.61)

2. Said property is included within the boundaries of WEBER BASIN WATER CONSERVANCY DISTRICT, FARMINGTON CITY, CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, and is subject to the charges and assessments thereof. (Paid current)

3. **AGREEMENT**
Between: Property owners of the land adjacent to and in connection with the creek channel commonly known as Farmington big Creek, The North Cottonwood Irrigation Company, Davis County Commissioners, Utah State Fish And Game Department
Dated: June 26, 1937
Recorded: August 30, 1937
Entry No.: 66677
Book/Page: L/319

4. Warranty Deed.
Recorded: December 03, 1975
Entry No.: 424077
Book/Page: 585/394

Petition to WEBER BASIN WATER CONSERVANCY DISTRICT for the allotment of municipal untreated water recorded July 01, 2014 as Entry No. 2811160, in Book/Page 6051/75.

5. The following Matters as shown on ALTA Survey dated September 14, 2015 and revised September 14, 2015, entitled "Ascent academy: Farmington Campus", by Silverpeak Engineering:
 - a. Existing storm drain and catch basins
 - b. FEMA Flood zone X
 - c. Existing Sanitary Sewer lines
 - d. Existing water & fire lines
 - e. Surveyor's Notations

6. **RECIPROCAL USE AGREEMENT**
Between: Farmington City, a Utah municipal corporation
And: Utah School Development FC, LLC

Dated: December 17, 2013
Recorded: December 19, 2013
Entry No.: 2782356
Book/Page: 5918/324