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12/30/2010 11:11:00 AM \$18.00
Book - 9893 Pg - 6385-6389
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE LAYTON
BY: eCASH, DEPUTY - EF 5 P.

When Recorded, Return To:

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

Tax Parcel No. 26-24-455-001

81072

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, DAYBREAK SCHOOL DEVELOPMENT, L.L.C., a Utah limited liability company ("Grantor"), whose address is P.O. Box 2000, Layton, UT 84041, hereby conveys and warrants, against all claiming by, through, or under Grantor, to EARLY LIGHT ACADEMY, INC., a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 11709 South Vadiana Drive, South Jordan, Utah 84095, the following described property situated 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 20 day of December, 2010.

Grantor: DAYBREAK SCHOOL DEVELOPMENT, L.L.C.,
a Utah limited liability company
BY NSL PROPERTIES, LLC, MANAGER
By: [Signature]
Name: L W BECHT
Its: MANAGER

[notary acknowledgement on following page.]

STATE OF UTAH)
)
COUNTY OF DAVIS) ss.

On this 20 day of December, 2010, personally appeared before me LAWRENCE W. BEECH, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the ✓ of DAYBREAK SCHOOL DEVELOPMENT, L.L.C., a Utah limited liability company, and acknowledged to me that said company executed the same.
WHO IS THE MANAGER OF NSL PROPERTIES LLL WHICH IS THE MANAGER

J. C. Morris
Notary Public

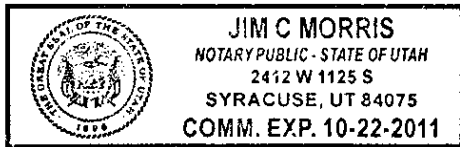


EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

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

Lot C-101 of that certain map entitled "Kennecott Daybreak Plat 3C Subdivision amending Lots T4 and V4A of the Kennecott Master Subdivision #1 Amended" recorded on November 26, 2008, as Entry No. 10569159, Book 2008 P, at Page 291, according to the Official Plat thereof, as recorded in the Office of the Salt Lake County Recorder, State of Utah.

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Non-delinquent taxes for the year 2011 and subsequent years only.
2. Non-delinquent charges and assessments of South Jordan City and South Valley Sewer District. As of the date of the recordation of this Special Warranty Deed, all charges are currently paid and no charges or assessments are currently a lien against the Property.
3. Reservations contained in that certain Special Warranty Deed recorded December 10, 2008 as Entry No. 10576963, in Book 9664 at Page 3048 of Official Records.
4. Easements, notes and restrictions as shown on subdivision plat recorded October 2, 2002 as Entry No. 8376820 in Book 2002P of Plats at Page 273 of Official Records.
5. Well prohibition covenants and subsequent transfer as shown in Paragraph 10 contained in those certain deeds recorded December 2, 2002 as Entry No. 8442505 in Book 8695 at Page 7730 and recorded April 4, 2003 as Entry No. 8598921 in Book 8771 at Page 8133 of Official Records.
6. Covenants, Conditions, Restrictions and/or Easements recorded March 26, 2003 as Entry No. 8581557 in Book 8762 at Page 7103 of Official Records; and

An Ordinance amending Section 17.72.020, of South Jordan Municipal Code, changing the Text on Land Use Designations in the Planned Community (P-C) zone, amending the Master Development Agreement for the Kennecott Subdivision 1 Project, and amending the P-C Zone Plan Land Use Table – also known as the South Jordan Daybreak Planned Community, recorded November 13, 2007 as Entry No. 10273003 in Book 9536 at Page 2921 of Official Records; and

Amendment No. 2 to the P-C Zone Plan Land use table (Amending the P-C Zone Plan, The Community Structure Plan, and Kennecott Master Subdivision #1), recorded December 15, 2008 as Entry No. 10578910 in Book 9665 at Page 949 of Official Records; and

An Agreement regarding Daybreak Development Amending the Master Development Agreement for the Kennecott Master Subdivision #1 Project and Amending the P-C Zone Plan Land Use Table recorded November 19, 2007 as Entry No. 10279353 in Book 9539 at Page 111 of Official Records; and

Partial Assignment and Assumption of Master Development Agreement recorded December 10, 2008 as Entry No. 1057964 in Book 9664 at Page 3051 of Official Records.

7. A Covenant for Community for Daybreak executed February 25, 2004 by Kennecott Land Company, a Delaware Corporation being recorded February 27, 2004 as Entry No. 8989517 in Book 8950 at Page 7722 Official Records.
8. A Community Charter for Daybreak being recorded February 27, 2004 as Entry No. 8989518 in Book 8950 at Page 7784 of Official Records.
9. Covenants, conditions, Restrictions and/or Easements recorded December 28, 2005 as Entry No. 9595794 in Book 9236 at Page 3899; as amended by instrument recorded December 30, 2005 as Entry No. 9598233 in Book 9237 at Page 5395; as further amended by instrument recorded December 5, 2008 as Entry No. 10574154 in Book 9663 at Page 2533 of Official Records.
10. Terms and conditions of that certain Mined Land Reclamation Contract recorded August 16, 2006 as Entry No. 9814205 in Book 9336 at Page 9505 of Official Records.
11. Notice of Repurchase Right and Right of First Offer executed by Kennecott Land Residential Development Company, a Delaware corporation, and Daybreak School Development recorded December 10, 2008 as Filing No. 10576965 in Book 9664 at Page 3060 of Official Records. Notwithstanding, the transaction conveying title to Grantee from Grantor is exempt from said Repurchase Right and Right of First Offer.
12. Notice of Reinvestment Fee Covenant, recorded May 28, 2010, as Entry No. 10962126, in Book 9829, Page 6115, of Official Records. Notwithstanding, the transaction conveying title to Grantee from Grantor is exempt from said Notice of Reinvestment Fee.