

WHEN RECORDED MAIL TO:

Grantee  
1155 South Glendale Drive  
Salt Lake City, UT 84104

12528959  
5/4/2017 2:58:00 PM \$16.00  
Book - 10554 Pg - 4490-4491  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE LAYTON  
BY: eCASH, DEPUTY - EF 2 P.

16-022158

SPECIAL WARRANTY DEED

Glendale School Properties, LLC, a Utah limited liability company Grantor,  
of Springville, County of Utah, State of Utah, hereby

CONVEY and WARRANT only as against all claiming by, through or under it to

Dual Immersion Academy, a nonprofit corporation, Grantee  
of 1155 South Glendale Drive, Salt Lake City, UT 84104 for the sum of

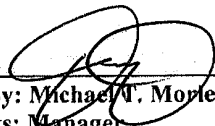
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- the following described  
tracts of land in Salt Lake County, State of Utah:

An undivided 88.41% interest in the property described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2017 and thereafter.

WITNESS; the hand(s) of said Grantor(s), this 3 day of ~~April~~<sup>May</sup>, 2017.

Glendale School Properties, LLC, a Utah limited liability company

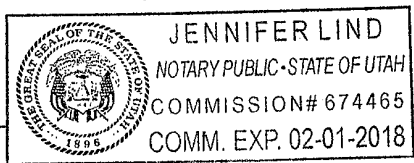
  
By: Michael T. Morley  
Its: Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF Utah

On the 3 day of ~~April~~<sup>May</sup>, 2017, before me, the undersigned Notary Public, personally appeared Michael T. Morley, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

  
NOTARY PUBLIC



My Commission Expires: 2.1.18

Residing at: Springville, UT

**Exhibit "A"**

The Land referred to herein below is situated in the County of Salt Lake, State of Utah, and is described as follows:

PARCEL 1 (TAX ID NO. 15-10-432-018)

BEGINNING AT A POINT ON THE NORTHERLY LINE OF GLENDALE DRIVE, SAID POINT BEING SOUTH 54°03' EAST 427.20 FEET FROM THE WESTERN MOST CORNER OF LOT 10, BLOCK 7, GLENDALE GARDENS, PLAT "F", A SUBDIVISION OF PART OF SECTIONS 10 AND 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 35°57' EAST 241.00 FEET; THENCE SOUTH 54°03' EAST 342.80 FEET; THENCE NORTH 35°57' EAST 35.00 FEET; THENCE SOUTH 54°03' EAST 95.00 FEET; THENCE SOUTH 35°57' WEST 15.00 FEET; THENCE SOUTH 15°20'13" EAST 67.21 FEET; THENCE SOUTH 89°01'09" EAST 79.44 FEET TO A POINT OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT AND ON THE WESTERLY LINE OF NAVAJO STREET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND WESTERLY LINE 46.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35°57' WEST ALONG SAID WESTERLY LINE 207.636 FEET TO A POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 31.42 FEET TO A POINT OF TANGENCY AND ON THE NORTHERLY LINE OF GLENDALE DRIVE; THENCE NORTH 54°03'; WEST ALONG SAID NORTHERLY LINE 559.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PART OF LOT 74, GLENDALE PARK PLAT "A" LYING SOUTH OF LOTS 5-11, BLOCK 2, GLENDALE GARDENS PLAT "E".

ALSO LESS AND EXCEPTING THAT PART OF LOTS 87 AND 88, GLENDALE PARK PLAT "A" LYING SOUTH OF LOTS 3 AND 4, BLOCK 2, GLENDALE GARDENS PLAT "E".

ALSO LESS AND EXCEPTING THAT PART OF LOT 88, GLENDALE PARK PLAT "A" LYING SOUTH OF LOT 1, BLOCK 2, GLENDALE GARDENS PLAT "E".

PARCEL 2 (15-10-430-034, 15-10-430-035 & 15-10-430-032)

A LEASEHOLD ESTATE PURSUANT TO THAT LEASE AGREEMENT RECORDED December 04, 1962, AS ENTRY NO. 1885609, IN BOOK 1993 AT PAGE 360, AND MESNE INSTRUMENTS OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, PLAT "E", GLENDALE GARDENS SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 35°57' WEST 41.0 FEET; THENCE NORTH 54°03' WEST 521.0 FEET; THENCE NORTH 35°57' EAST 41.0 FEET; THENCE SOUTH 54°03' EAST 521.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL RIGHTS, BENEFITS AND BURDENS CONTAINED IN THAT CERTAIN PERMANENT INGRESS AND EGRESS EASEMENT AGREEMENT RECORDED FEBRUARY 1, 2013 AS ENTRY NO. 11568793, IN BOOK 10104 AT PAGE 779, OF OFFICIAL RECORDS.

12528960  
5/4/2017 2:58:00 PM \$16.00  
Book - 10554 Pg - 4492-4493  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE LAYTON  
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED MAIL TO:  
Grantee  
1155 South Glendale Drive  
Salt Lake City, UT 84104

**SPECIAL WARRANTY DEED**  
(CORPORATE FORM)

Vertex non-profit organization, a corporation organized and existing under the laws of the State of Utah, grantor, with its principal office at Springville, County of Utah, State of Utah, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to Dual Immersion Academy, a nonprofit corporation, grantee of 1155 South Glendale Drive, Salt Lake City, UT 84104 for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION - - - - the following described tract of land in Salt Lake County, State of Utah:

An undivided 11.59% interest in the property described in Exhibit "A" attached hereto and made a part hereof.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 3rd day of April, 2017.

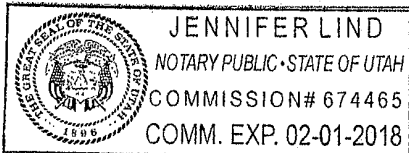
SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2017 and thereafter.

Vertex Non-profit Organization

[Signature]  
By: Jared Haddock  
Its: Chairman

STATE OF UTAH )  
( ss  
COUNTY OF Utah )

On the 3rd day of May, 2017, personally appeared before me Jared Haddock, who, being by me duly sworn, did say that he/she is the chairman of Vertex Non-profit organization and that this instrument was signed in behalf of said corporation by authority of its board of directors and the aforesaid Jared Haddock acknowledged to me that said corporation executed the same.



Commission Expires: 2.1.18

[Signature]  
Notary Public

Residing In: Springville, UT

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