

**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. 58-033-0257

*D-41553*

(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, ROCKWELL SCHOOL DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), whose address is 1485 West Hill Field Road #202,, Layton, Utah 84041, hereby conveys and warrants, against all claiming by, through, or under Grantor, to ROCKWELL CHARTER HIGH SCHOOL, a Utah non-profit corporation ("Grantee"), whose address is 903 South Cove Road, Saratoga Springs, Utah 84045, the following described property situated in Utah 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.

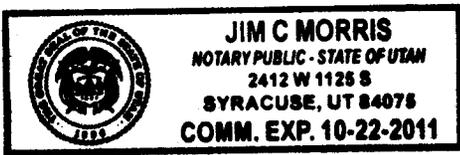
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 18 day of August, 2008.

Grantor: ROCKWELL SCHOOL DEVELOPMENT, LLC,  
a Utah limited liability company  
*NSC PARTNERS LLC MANAGER*  
By: *[Signature]*  
Name: NEIL WALKER  
Its: *[Signature]*

*[notary acknowledgement on following page.]*

STATE OF UTAH )  
COUNTY OF DAVIS ) ss.

On this 18 day of AUGUST, 2008, personally appeared before me NEIL J. WALL, 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 ROCKWELL SCHOOL DEVELOPMENT, 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 Utah County, Utah, specifically described as follows:

Beginning at a point in the easterly boundary of Cedar Pass Ranch Subdivision, Plat "D" as recorded in the office of the Utah County Recorder, said point being located North 00°54'13" West along section line 1466.45 feet and North 89°05'47" East 1131.69 feet and North 00°14'17" East 1730.92 feet from the West quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°14'17" East along said easterly boundary 664.83 feet to the southerly right-of-way line of State Road 73; thence along said right-of-way line the following two (2) courses and distances: 1) North 89°14'02" East 309.94 feet, and 2) along the arc of a 5804.70 foot radius curve to the left 391.94 feet through a central angle of 03°52'07" (chord bears North 87°17'58" East for 391.86 feet); thence South 08°43'19" East 570.68 feet; thence along the arc of a 304.00 foot radius curve to the left 557.91 feet through a central angle of 105°09'01" (chord bears South 75°01'57" West for 482.84 feet); thence North 89°45'43" West 324.19 feet to the point of beginning.

Basis of Bearing=Utah State Plane Coordinates, Central Zone

The following is shown for information purposes only: 58-033-0257

**EXHIBIT B**

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2008 are now a lien, but not yet due. Tax ID No. Tax ID / Parcel No. 58-033-0257 . (prior years taxes were paid.)
2. Subject to the rights of the Utah County Assessor to assess property/improvements not previously assessed. (All charges are currently paid and no charges or assessments are currently a lien against the land)
3. The land herein is located within the boundaries of Eagle Mountain and is subject to charges and assessments levied thereby. (All charges are currently paid and no charges or assessments are currently a lien against the land)
4. Special Improvement District 98-1 Resolution Creating District No. 15-98  
Recorded: August 18, 1998  
Entry No.: 82982  
Book/Page: 4742/281  
  
And Revised in Resolution No. 02-99  
Recorded: May 7, 1999  
Entry No.: 53845  
Book/Page: 5078/854  
(All charges are currently paid and no charges or assessments are currently a lien against the land)
5. Special Improvement District the Town of Eagle Mountain gives Notice of Intention to create a Special Improvement District known as Eagle Mountain, Special Improvement District No. 2000-1  
Recorded: August 4, 2000  
Entry No.: 61362:2000  
(All charges are currently paid and no charges or assessments are currently a lien against the land)
6. Second Supplemental Ordinance No. O 20-2004 amending and supplementing Supplemental Assessment Ordinance No. 99-07  
Recorded: February 25, 2005  
Entry No.: 19409:2005  
(All charges are currently paid and no charges or assessments are currently a lien against the land)
7. Community Declaration for the Ranches at Eagle Mountain Master Homeowners Association, Inc. and the terms, conditions and limitations contained therein:  
Recorded: June 8, 2004  
Entry No.: 65905:2004
8. The Company hereby excepts the following rights, easements, interests or claims which arise by reason of the following matters shown and/or disclosed by that certain "ALTA.ACSM Land Title Survey", dated July 10, 2008, prepared by Aztec Engineering, Inc., as project No. A-1420R, certified by David V. Thomas, License No. 163947;
  - A. Storm Drain Lines
  - B. Water Lines
  - C. Telephone Lines
  - D. Sewer Lines