

Mail Recorded Deed & Tax Notice To:
John Hancock Charter School Foundation
588 West 3300 North
Pleasant Grove, UT 84062

ENT 117588:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Nov 14 02:27 PM FEE 40.00 BY MC
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 162411-MCF

WARRANTY DEED

NCS Development, LLC, a Utah limited liability company

GRANTOR(S) of Kaysville, State of Utah, hereby Conveys and Warrants to

John Hancock Charter School Foundation, a Utah non-profit corporation

GRANTEE(S) of Pleasant Grove, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

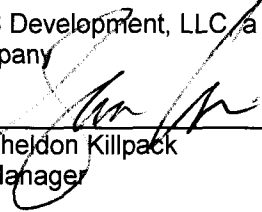
TAX ID NO.: 66-921-0127 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 14th day of November, 2022.

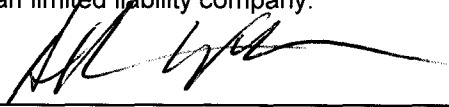
NCS Development, LLC, a Utah limited liability company

BY: 
Sheldon Killpack
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 14th day of November, 2022, before me, personally appeared Sheldon Killpack, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of NCS Development, LLC, a Utah limited liability company.



Notary Public

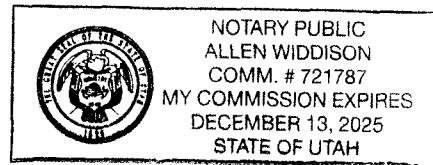


EXHIBIT A
Legal Description

PARCEL 1:

Lot 127, SCARLET RIDGE PHASE "A" PLAT "1A", according to the official plat thereof as recorded in the office of the Utah County Recorder on November 8, 2022 as Entry No. 116509:2022, being more particularly described as follows:

Beginning at a point located North $0^{\circ}10'12''$ East along section line 1710.58 feet and West 402.00 feet from the East Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North $89^{\circ}56'03''$ West 643.57 feet; thence North $0^{\circ}10'27''$ East 371.21 feet; thence along the arc of a 326.50 foot radius curve to the left 124.64 feet through a central angle of $21^{\circ}52'18''$ (chord bears North $10^{\circ}45'42''$ West 123.88 feet); thence North $21^{\circ}41'50''$ West 152.18 feet; thence along the arc of a 15.00 foot radius curve to the right 26.33 feet through a central angle of $100^{\circ}33'59''$ (chord bears North $28^{\circ}35'09''$ East 23.08 feet); thence North $78^{\circ}52'09''$ East 0.10 feet; thence along the arc of a 262.00 foot radius curve to the right 51.20 feet through a central angle of $11^{\circ}11'48''$ (chord bears North $84^{\circ}28'03''$ East 51.12 feet); thence South $89^{\circ}56'03''$ East 435.67 feet; thence South $0^{\circ}03'57''$ West 195.00 feet; thence South $89^{\circ}56'03''$ East 225.75 feet; thence South $0^{\circ}10'12''$ West 464.50 feet to the point of beginning.

PARCEL 1A:

Non-exclusive access and utility easement, appurtenant to Parcel 1 described herein, as more particularly described in that certain Access and Easement Agreement recorded December 17, 2020 as Entry No. 201373:2020.

PARCEL 1B:

Non-exclusive access and utility easements, appurtenant to Parcel 1 described herein, as more particularly described in that certain Access and Easement Agreement recorded December 28, 2020 as Entry No. 208135:2020.

PARCEL 1C:

Non-exclusive access and utility easement, appurtenant to Parcel 1 described herein, as more particularly described in that certain Access and Easement Agreement recorded December 28, 2020 as Entry No. 208144:2020.

PARCEL 1D:

Non-exclusive roadway and utility easements, appurtenant to Parcel 1 described herein, as more particularly described in that certain Roadway & Utility Access Easement recorded July 15, 2021 as Entry No. 125171:2021.