

12087155
7/8/2015 11:14:00 AM \$28.00
Book - 10341 Pg - 4362-4371
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 10 P.

When Recorded, Return To:

Kirton McConkie PC
Attn: Elysa Dishman
2600 W. Executive Parkway, Suite 400
Lehi, Utah 84043

Tax Parcel No. 27-36-277-019,
27-25-127-038

F86700F

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, UCA PROPERTIES III, a Utah non-profit corporation ("Grantor"), whose address is 3636 West 3100 South, West Valley City, Utah 84119, hereby conveys and warrants, against all claiming by, through, or under Grantor, to UTAH CHARTER ACADEMIES, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 12892 South Pony Express Road Draper, Utah 84020, 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 8th day of July, 2015.

Grantor:

UCA PROPERTIES III,
a Utah limited liability company

By: 

Name: Howard Headlee

Its: Chairman

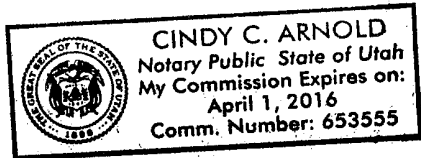
[notary acknowledgement on following page.]

STATE OF UTAH)

COUNTY OF Salt Lake) ss.

On this 8th day of July, 2015, personally appeared before me Howard Headlee, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the Chairman of UCA PROPERTIES III, a Utah nonprofit corporation, and acknowledged to me that said company executed the same.

Cindy C. Arnold
Notary Public



**LEGAL DESCRIPTION
EXHIBIT "A"**

PARCEL 1:

Beginning at a point on the North line of Golden Harvest Road, said point being North 89°58'00" West 115.46 feet to a Witness Corner for the East Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and North 00°10'39" East 358.97 feet and West 660.62 feet from the East Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being North 00°37'59" East 24.80 feet and West 660.62 feet from a street monument located at the intersection of the West Frontage Road of Interstate 15 and Golden Harvest Road, and running thence West 694.67 feet along the North line of Golden Harvest Road to the Southeast corner of Lot A, as platted on the recorded subdivision plat of Greenfield Farms Phase IV Subdivision; thence along the Easterly line of said Greenfield Farms Phase IV Subdivision and the extension thereof North 437.10 feet (North 0°02' East on said recorded plat); thence North 89°46'52" East 696.00 feet; thence South 00°10'24" West 439.76 feet to the point of beginning.

Excepting Therefrom the following described portion conveyed to Draper City in that certain QuitClaim Deed recorded May 16, 2003 as Entry No. 8653530, in Book 8798, at Page 7686 of the Official Records of the Salt Lake County Recorder, to-wit:

Beginning at a point on the North line of Golden Harvest Road, said point being North 89°58'00" West 115.46 feet to a Witness Corner for the East Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and North 00°10'39" East 358.97 feet and West 660.62 feet from the East Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being North 00°37'59" East 24.80 feet and West 660.62 feet from a street monument located at the intersection of the West Frontage Road of Interstate 15 and Golden Harvest Road, and running thence West 694.670 feet along the North line of Golden Harvest Road to the Southeast corner of Lot A, as platted on the recorded subdivision plat of Greenfield Farms Phase IV Subdivision; thence along the Easterly line of said Greenfield Farms Phase IV Subdivision North (North 0°02' East on said recorded plat) 5.00 feet; thence East 694.685 feet, more or less, to the Westerly line of property conveyed to GH Properties #2, LLC in that certain Special Warranty Deed recorded September 13, 2002 as Entry No. 8352572, in Book 8648, at Page 116 of the Official Records of the Salt Lake County Recorder; thence along said Westerly line South 00°10'24" West 5.00 feet to the point of beginning.

Excepting therefrom the following described portion conveyed to Draper City in that certain Deed of Dedication and Acceptance recorded June 1, 2015 as Entry No. 12061767, in Book 10329, at Page 7297 of the Official Records of the Salt Lake County Recorder, to-wit:

Commencing at the East quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Meridian; thence South 89°47'29" West 1420.40 feet along quarter section line; thence North 00°12'31" West 369.63 feet to a point on the Northerly right of way line of Golden Harvest Road and the POINT OF BEGINNING; thence North 89°57'28" West 47.77 feet along said right of way to a point on the Easterly boundary of Lot A, Greenfield Farms Phase IV Subdivision, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder; thence North 00°02'32" East 432.10 feet along said boundary extended; thence North 89°49'24" East 137.15 feet; thence South 14°58'45" West 421.72 feet to a curve to the left having a radius of 20.00 feet, a central angle of 104°56'16" and a chord that bears South 37°29'23" East 31.72 feet; thence along said curve a distance of 36.63 feet to the POINT OF BEGINNING.

Excepting therefrom the following described portion conveyed to Draper City in that certain Deed of Dedication and Acceptance recorded June 1, 2015 as Entry No. 12061770, in Book 10329, at Page 7309 of the Official Records of the Salt Lake County Recorder, to-wit:

Beginning at a point on the North line of Golden Harvest Road, said point being North 00°10'39" East 358.97 feet and West 1194.165 feet from a witness corner for the East quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base & Meridian; said witness corner being North 89°58'00" West 115.46 feet from the East quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian; said point being the point of beginning and running thence West 161.124 feet; thence North 00°01'17" West 5.00 feet; thence East 162.408 feet to

the existing Jordan and Salt Lake Canal right of way; thence running along said right of way South 14°22'34" West 5.162 feet to the point of beginning.

Also Less and Excepting any portion lying within the bounds of the Jordan and Salt Lake Canal.

The following is shown for informational purposes only: Tax ID No.27-36-277-019

PARCEL 1A:

Those rights appurtenant to Parcel 1 created and established in that certain Declaration of Easements, Covenants and Restrictions recorded September 5, 2002 as Entry No. 8342371 in Book 8643 at Page 8524 of Official Records.

PARCEL 2:

Intentionally Deleted

PARCEL 3:

Lot 2, Draper APA Subdivision, according to the Official Plat thereof, recorded in the Office of the County Recorder of Salt Lake County, State of Utah.

Together with the rights created in Access Easement Agreement dated May 16, 2013 by Forest Corporation, a Utah corporation in favor of UCA Properties III, a Utah nonprofit corporation, recorded May 16, 2013 as Entry No. 11643142, in Book 10139 at Page 2311 of Official Records.

The following is shown for informational purposes only: Part of Tax Parcel No. 27-25-127-038

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Intentionally Deleted.
2. Intentionally Deleted.
3. Intentionally Deleted.
4. Intentionally Deleted.
5. Intentionally Deleted.
6. Intentionally Deleted.
7. Intentionally Deleted.
8. Intentionally Deleted.

The following affect Parcel 1

9. Taxes for the year 2015 are now a lien, but not yet due.
10. Intentionally Deleted.
11. Intentionally Deleted.
12. Said property is included within the boundaries of Draper City, and is subject to the charges and assessments thereof. (charges current)
13. Said property is included within the boundaries of Draper Irrigation, and is subject to the charges and assessments thereof. (charges current)
14. Said property is included within the boundaries of South Valley Sewer District, and is subject to the charges and assessments thereof. (charges current)
15. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
16. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: KNIGHT POWER COMPANY
Recorded: October 7, 1911
Entry No.: 285909
Book/Page: 8G/242

17. Any easements and/or rights of way for the electric transmission and distribution system and appurtenances of KNIGHTCONSOLIDATED POWER COMPANY, UTAH POWER COMPANY and/or UTAH POWER AND LIGHT COMPANY, as the same may be found to intersect the herein described property, as disclosed by that certain Deed recorded October 23, 1912, as Entry No. 301265, in Book 9L of Deeds, at page 106, and that certain Warranty Deed recorded February 8, 1913, as Entry No. 305830, in Book 9M of Deeds, at page 69, of Official Records.

18. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: WASATCH GAS COMPANY, a Utah Corporation
Recorded: June 1, 1931
Entry No.: 676296
Book/Page: 96 of Liens and Leases/98.

19. Intentionally Deleted.

20. RESERVATIONS CONTAINED IN PATENT and the terms, conditions and limitations contained therein:

Recorded: May 27, 1966
Entry No: 2157553
Book/Page: 2463/39.

21. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: UTAH POWER AND LIGHT COMPANY
Recorded: December 15, 1975
Entry No.: 2769099
Book/Page: 4053/317.

22. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS and the terms, conditions and limitations

contained therein:
Recorded: September 5, 2002
Entry No: 8342371
Book/Page: 8643/8524.

23. ASSUMPTION OF RISK AGREEMENT FOR SUBSTANDARD LATERAL CONNECTION, and the terms, conditions and limitations contained therein:

Recorded: August 19, 2003
Entry No: 8779331
Book/Page: 8865/1611.

24. A right of way for Jordan and Salt Lake Canal, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described land, together with any rights or asserted rights in and to said canal or pertaining to the use and maintenance of said canal. The Company further excepts any adverse claim based on (i) the assertion that some of the boundaries of the herein described land have been affected by a change in the course of said canal; (ii) the uncertainty of the boundaries of said canal; and (iii) the assertion that the land is subject to water rights, claims or title to water and to any law governmental regulation pertaining to wetlands.

25. Intentionally Deleted.

26. Portions of the subject land appear to abut Golden Harvest Road, but may not have physical access to said roadway. The Company makes no representation or certification as to the existence and adequacy of access to and from those portions of the subject land lying West of the Canal.

27. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power

Recorded: September 20, 2011

Entry No.: 11253092

Book/Page: 9954/6272.

The terms and conditions of that certain Acknowledgment and Disclosure regarding development of property located within a Natural Hazards Special Study Area, recorded December 2, 2011 , as Entry No. 11290306, in Book 9971, at Page 5236, of Official Records.

1. The above-described property is either partially or wholly located within a Natural Hazards Special Study Area as shown on the Natural Hazards Map adopted for the Board of County Commissioners of Salt Lake County pursuant to Ordinance No. 1074 for:

High Liquefaction Potential.

28. Intentionally Deleted.

29. Intentionally Deleted.

30. Intentionally Deleted

31. Intentionally Deleted

32. Intentionally Deleted

33. Intentionally Deleted.

34. Intentionally Deleted.

35. Intentionally Deleted.

36. Matters disclosed by ALTA/ACSM Land Title Survey entitled "APA Draper Campus" dated June 25, 2015, provided by Ensign Engineering, being project No. 4933.

a) Fence line does not follow boundary line along the North; and the Westerly and Easterly Canal boundaries of Parcel 1

b) Intentionally Deleted

c) OHP and utility poles parallel and Westerly of the Canal of Parcels 1

d) Intentionally Deleted

e) concrete wall fence along the Southerly portion of Parcel 1

f) Wing Walls and 8 inch pipe along the Southerly portion of Parcel 1.

37. Intentionally Deleted.

38. Intentionally Deleted.

39. Intentionally Deleted

40. Temporary Construction Easement and conditions contained therein:

Grantor: UCA Properties II

Grantee: City of Draper

Recorded: June 1, 2015

Entry No.: 12061772

Book/Page: 10329/7315

The following affect Parcel 3

41. Taxes for the year 2015 are now a lien, but not yet due.

42. Said property is included within the boundaries of Draper City, and is subject to the charges and assessments thereof. (Charges are current)

43. Said property is included within the boundaries of Draper Irrigation, and is subject to the charges and assessments thereof. (Charges are current)

44. Said property is included within the boundaries of South Valley Sewer District, and is subject to the charges and assessments thereof. (Charges are current)

45. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

46. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: Charles H. Stringfellow, et al.
Grantee: Knight Power Company, a corporation
Recorded: September 1, 1911
Entry No.: 284451
Book/Page: 7-Y of Deeds/359

The exact route and width of said right of way is not disclosed of record.

The interest of Knight Power Company now vests in Utah Power and Light Company

47. Intentionally Deleted

48. Intentionally Deleted

49. Easements, Notes and/or Setback Lines as delineated and/or dedicated on the official recorded plat, including the following:

- a) 10 foot PUE along the Northerly and East as delineated on the plat.
- b) 20 foot sewer easement along the southerly portion of Lot 2 as delineated on the plat.
- c) Drainage easement in favor of Lot 1 and 2, as delineated on the plat.
- d) Private Lane as delineated on the Plat
- e) 15 foot water easement along the southerly portion of Lot 2 as delineated on the plat.
- f) 10 foot irrigation easement across Lot 2 as delineated on the plat.

50. ACCESS EASEMENT AGREEMENT and the terms, conditions and limitations contained therein:

Recorded: May 16, 2013
Entry No.: 11643142
Book/Page: 10139/2311

51. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: UCA Properties III
Grantee: South Valley Sewer
Recorded: July 9, 2013
ALTA Loan Policy (6/17/06)
Entry No.: 11679776
Book/Page: 10157/3347

52. COMMERCIAL SEWER CONNECTION AGREEMENT and the terms, conditions and limitations contained therein:

Recorded: July 9, 2013
Entry No.: 11679778
Book/Page: 10157/3360

53. RIGHT-OF-WAY AND EASEMENT GRANT and the terms, conditions and limitations contained therein:

Grantor: UCA Properties III
Grantee: Questar Gas Company
Recorded: July 26, 2013
Entry No.: 11691747
Book/Page: 10162/8410

54. Intentionally Deleted

55. Intentionally Deleted

56. Matters set forth and disclosed in that certain survey dated June 3, 2015 known as Project No. 5570H by Ensign Engineering, Patrick M. Harris, Licensed Land Surveyor, including but not limited to the following:

- a) Wire fence on East boundary encroaches onto property abutting on the East.
- b) Curb, gutter and pavement in Southeasterly area of property encroaches onto property abutting on the East and South.
- c) Drainage facilities extending onto property abutting on the East and South.

57. Approval of this Commitment for Title Insurance by the underwriting department of Stewart Title Guaranty Company, prior to recordation of the instrument required to complete this transaction. The right is reserved to make additional exceptions and/or requirements upon review of said approval.

12460506
1/24/2017 3:29:00 PM \$15.00
Book - 10523 Pg - 3007-3009
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 3 P.

After recording, return to:
Utah Charter Academies, Inc.
Attn: Brad Findlay, Chairman
11938 Lone Peak Parkway
Draper, Utah 84124

16-011767

Tax Parcel Nos. 2725127037
2725127026

(Space above for recorder's use)

WARRANTY DEED

FOR TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHARTER STARTER 1, LLC, a Utah limited liability company, whose address is 980 West 2100 South, Salt Lake City, Utah 84119 ("Grantor"), conveys and warrants to UTAH CHARTER ACADEMIES, INC., a Utah non-profit corporation, whose address is 11938 Lone Peak Parkway, Draper, Utah 84124 ("Grantee"), the following described tract of land in Cache County, State of Utah, to-wit:

See Legal Description on Exhibit A attached hereto and incorporated by reference herein.

TOGETHER WITH all structures, improvements, rights-of-way, easements, covenants, privileges, tenements, hereditaments, appurtenances, water rights, and other rights, if any, on or appurtenant to said land.

SUBJECT TO real property taxes not yet due and payable, and easements and restrictions of record.

[Signatures to follow]

4838-4321-4912.v1

WITNESS the hand of said Grantor this 23 day of January, 2017.

GRANTOR:

CHARTER STARTER 1, LLC,
a Utah limited liability company

By: *Ronnie L. Johnson*
Name (Print): Ronnie L. Johnson
Its: Member/Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 23 day of January, 2017, personally appeared before me Ronnie L. Johnson, known or satisfactorily proved to me to be the Manager, of Charter Starter 1, LLC, a Utah limited liability company, who acknowledged that he executed the foregoing as Manager of Charter Starter 1, LLC, a Utah limited liability company.

Lisa N Kimmel
Notary Public



EXHIBIT A

[Legal Description of the Property]

Parcel 1

Lot 1, Draper APA Subdivision as found in the office of the Salt Lake County Recorder in Book 2013P at Page 73.

Parcel 2

All of Lot 326, Inauguration Subdivision Phase 3, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder, in Book 96-2 at Page 39 of Official Records.

4838-4321-4912, v. 1

4838-4321-4912.v1