

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Brandon Johnson
Farnsworth Johnson PLLC
180 N University Avenue, Suite 200
Provo, Utah 84601

13047961
8/8/2019 4:30:00 PM \$40.00
Book - 10814 Pg - 780-782
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

THIS DEED, made as of the 5th of August, 2019 by SUMMIT ACADEMY HIGH SCHOOL, a Utah nonprofit corporation, having an address of 14942 South 560 West, Bluffdale, UT 84065 ("*Grantor*"), in favor of QUESTDEVELOPMENT COMPANY, L.L.C., a Utah limited liability company, having an address of 14823 Heritage Crest Way, Bluffdale, UT 84065 ("*Grantee*").

WITNESSETH, that Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Grantee and its successors and assigns, forever, all that certain plot, piece or parcel of land lying and being in the County of Salt Lake, State of Utah, as more particularly described on Exhibit A attached hereto and made a part hereof (the "*Land*") and all buildings, structures and other improvements located on the Land (collectively with the Land, the "*Property*");

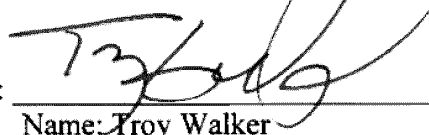
SUBJECT TO all liens, leases, agreements, covenants, easements, rights of way, taxes, assessments, restrictions, consents and other matters affecting the Property, including without limitation all matters of record and all matters that an inspection of the Property or an accurate survey of the Property would disclose.

AND Grantor hereby binds itself and its successors to warrant and defend the title to the Property as against all acts of the Grantor herein and no other, subject to the matters set forth above.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this deed as of the date set forth above.

SUMMIT ACADEMY HIGH SCHOOL

By: 
Name: Troy Walker
Title: Chair

STATE OF UTAH)
)SS:
COUNT OF UTAH)

ACKNOWLEDGEMENT

On this 5 day of August, 2019, personally appeared before me Troy Walker, the Chair of SUMMIT ACADEMY HIGH SCHOOL, a Utah nonprofit corporation, who duly acknowledged to me that he executed this Special Warranty Deed in his capacity as Chair of SUMMIT ACADEMY HIGH SCHOOL with full authority to do so.


Notary Public

(seal)



EXHIBIT A
REAL PROPERTY

A parcel of land situate in the Southwest quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point on the section line, said point being North 00°08'07" East 1050.32 feet along said section line from the Southwest corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°08'07" East 154.60 feet along said section line; thence North 89°45'20" East 63.56 feet; thence South 00°02'58" East 155.34 feet; thence North 89°34'49" West 64.05 feet to the point of beginning.

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