

When Recorded, Mail To:
Kirton McConkie PC
Attn: Xanna DeGooyer
Kirton McConkie Building
50 East South Temple
Salt Lake City, Utah 84111

Tax Parcel No. 57-021-0003

16-022127

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN AND NO/100 DOLLARS and other good and valuable consideration received, TONAQUINT, INC., a Utah corporation ("**Grantor**"), whose address is 303 East Wacker Drive, Suite 1040, Chicago, Illinois 60601, hereby conveys and warrants, against all who claim by, through or under Grantor, but not otherwise, to ODYSSEY CHARTER SCHOOL, INC., a Utah non-profit corporation ("**Grantee**"), whose address for mailing purposes is 738 East 700 South, American Fork, Utah, the real property located in Utah County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "**Property**");

TOGETHER with all improvements thereon and all appurtenances, rights, and privileges belonging thereto;

SUBJECT TO non-delinquent taxes and assessments and to reservations, easements, rights, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, leases and liabilities as may appear of record or which an accurate survey or physical inspection of the property would disclose.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 7th day of February, 2017.

Grantor:

TONAQUINT, INC.
a Utah corporation

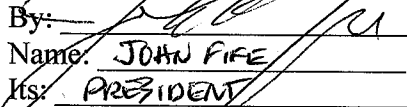
By: 
Name: JOHN FIFE
Its: PRESIDENT

EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

That certain real property located in Utah County, Utah, specifically described as follows:

Parcel 1:

Lot 3, Plat "F", Utah Valley Business Park Subdivision, American Fork, Utah, according to the official plat thereof on file in the Office of the Recorder, Utah County, Utah.

Parcel 1A:

Together With an Easement and Right-of-Way to run with the land for the installation and maintenance of a certain storm drain line and related facilities as created in favor of Pen and Ink. Ltd and any successor owners by instrument recorded July 15, 1998 as Entry No. 70853 in Book 4704 at Page 536 of the Official Records, over, under and through the following described real property, situated in Utah County, State of Utah, and more particularly described as follows:

A 15-foot wide easement for a storm drain line, 7.5 feet on each side of the following described centerline:

Beginning at a point on the North property line of Lot 37, Plat "J", Utah Valley Business Park located South 89°35'36" East along the section line 944.72 feet and South 503.33 feet from the North Quarter Corner of Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said point also being located South 01°35'24" West 296.29 feet from the Northeast Corner of Lot 3, Plat "F" of the Utah Valley Business Park, as recorded in the Office of the Utah County Recorder, and running thence South 88°35'15" East 42.65 feet to an existing pond.

The boundary lines of said easement shall be prolonged and/or shortened to extend from the point of beginning on said North property line of Lot 37 and end at the pond.

The following is shown for informational purposes only: Tax Parcel No. 57-021-0003.

4846-3573-3314, v. 1

57-021-0003