

**This Document Was Prepared By:**  
**DAVID L. GLAZIER, ESQ. #1205**  
**David L. Glazier, Esq., P.C.**  
**120 East 300 North**  
**Provo, Utah 84606**

UT18275

**WARRANTY DEED**

**CHARTER SCHOOL WHOLESALE SERVICE & SUPPLY, LC**, a Utah limited liability company, Grantor, with its principal place of business located at 119 S. State Street, Lindon, Utah, 84042, hereby **CONVEYS AND WARRANTS** to **THE RANCHES ACADEMY INCORPORATED**, a Utah Non-profit corporation, Grantee, with its principal place of business located at 7789 North Tawny Owl Circle, Eagle Mountain, Utah, 84043, for the sum of **TEN DOLLARS** and other good and valuable consideration, the following described tract of land in Utah County, State of Utah, to-wit:

See Exhibit "A" Attached Hereto

**SUBJECT TO:** Restrictions, covenants, easements, encumbrances and rights-of-way of record, visible by inspection or otherwise.

WITNESS THE HAND of said Grantor this 20 day of December, 2005.

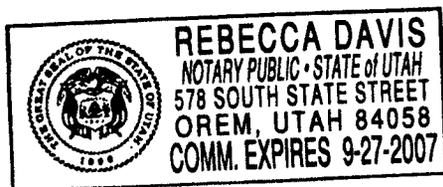
**CHARTER SCHOOL WHOLESALE SERVICE & SUPPLY, LC,**  
a Utah limited liability company

By: *Leonard A. Lee*  
**LEONARD A. LEE, Manager**

STATE OF UTAH            )  
                                      :SS  
COUNTY OF UTAH        )

On the 20 day of December, 2005, personally appeared before me, a Notary Public in and for the State of Utah, **LEONARD A. LEE**, who represented to me he is the Manager of **CHARTER SCHOOL WHOLESALE SERVICE & SUPPLY, LC**, a Utah Limited Liability Company, the signer of the above instrument, who duly acknowledged to me that he executed the same on behalf of said Company.

*Rebecca Davis*  
Notary Public



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**Mail Tax Notice To:**  
**THE RANCHES ACADEMY INCORPORATED**  
**7789 North Tawny Owl Circle**  
**Eagle Mountain, UT 84043**

**EXHIBIT A**

BEGINNING AT A POINT WHICH IS SOUTH 1358.89 FEET AND EAST 1869.56 FEET FROM THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH  $18^{\circ}40'20''$  EAST 575.85 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 24.22 FEET (CENTRAL ANGLE =  $92^{\circ}30'46''$ ), THE CHORD OF WHICH BEARS NORTH  $64^{\circ}55'43''$  EAST 21.67 FEET; THENCE SOUTH  $68^{\circ}48'54''$  EAST 363.03 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CENTRAL ANGLE =  $90^{\circ}$ ), THENCE CHORD OF WHICH BEARS SOUTH  $23^{\circ}48'54''$  EAST 21.21 FEET; THENCE SOUTH  $21^{\circ}11'06''$  WEST 285.14 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT 114.88 FEET (CENTRAL ANGLE =  $37^{\circ}36'40''$ ), THE CHORD OF WHICH BEARS SOUTH  $39^{\circ}59'26''$  WEST 112.83 FEET; THENCE SOUTH  $58^{\circ}47'46''$  WEST 166.92 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT 128.42 FEET (CENTRAL ANGLE =  $42^{\circ}02'46''$ ), THE CHORD OF WHICH BEARS SOUTH  $79^{\circ}49'09''$  WEST 125.56 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 42.08 FEET (CENTRAL ANGLE  $48^{\circ}13'11''$ ), THE CHORD OF WHICH BEARS NORTH  $55^{\circ}02'52''$  WEST 40.85 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 76.84 FEET (CENTRAL ANGLE =  $88^{\circ}03'17''$ ); THE CHORD OF WHICH BEARS NORTH  $74^{\circ}57'55''$  WEST 69.50 FEET; THENCE NORTH  $28^{\circ}59'34''$  WEST 17.64 FEET TO THE POINT OF BEGINNING.