

ENTRY NO. 00278908

06/25/2015 04:44:15 PM B: 0565 P: 1767
Warranty Deed PAGE 1 / 2
CRAIG J. SPERRY, JUAB COUNTY RECORDER
FEE \$ 13.00 BY JUAB TITLE & ABSTRACT COMPANY



WHEN RECORDED RETURN TO:

Athenian Charter Holdings, LLC
775 West 1200 North, Suite 100
Springville, Utah 84663

JTAL - 32602

WARRANTY DEED

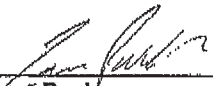
Carson Park and Alyse Park, **GRANTORS**, hereby **CONVEY AND WARRANT** to Athenian Charter Holdings, LLC, a Utah limited liability company, **GRANTEES**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Juab County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

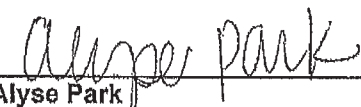
TAX ID#: XA00-0272

Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 24th day of June, 2015.



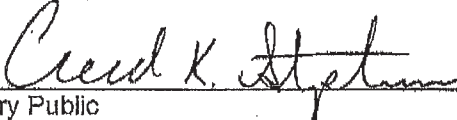
Carson Park



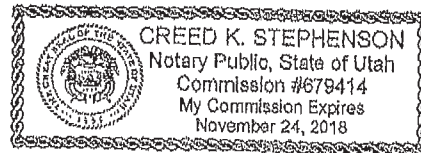
Alyse Park

State of Utah
County of Utah

The foregoing instrument was acknowledged before me this 24th day of June, 2015 by **Carson Park and Alyse Park**.



Notary Public
My commission expires: November 24, 2018



This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Juab Title & Abstract Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point which is South 00°04'20" East 157.11 feet from the Northwest corner of Lot 3, Block 31, Plat "A" of the Nephi Townsite Survey, thence South 89°51'12" East 107.25 feet; thence North 00°04'20" West 3 feet; thence South 89°51'12" East 33 feet; thence South 28°30'00" East 33.99 feet; thence South 89°51'12" East 57.41 feet to the East line of said Lot 3; thence South 00°07'22" East 129.27 feet along the East line of said Lot 3; thence North 76°00'02" West 115.5 feet; thence North 89°51'10" West 101.92 feet to the West line of said Block 31; thence North 00°04'20" West 128.44 feet along the West line to the point of beginning.

Less the following: Beginning 42.24 feet North of the Southwest corner of Lot 2, Block 31, Plat "A" of the Nephi Townsite Survey; thence North 112.86 feet along the West line of Lot 2; thence East 42.24 feet; thence South 77° East 132 feet; thence Southeasterly 44 feet, more or less, to a point on the East line of said Lot 2 which is North 115.5 feet from the Southeast corner of said Lot 2; thence South 14.83 feet, more or less, to the center line of Salt Creek; thence Southwesterly down the center line of Salt Creek to a point which is 37.84 feet North and 129.09 feet East of the Southwest corner of said Lot 2; thence South 89° West 66 feet; thence North 81° West 66 feet to the place of beginning.

The following is shown for information purposes only: Tax ID No. XA00-0272

347346 B: 1255 P: 0407

Page 1 of 2

Chad Montgomery Box Elder County Utah Recorder

06/17/2015 09:44 AM Fee \$12.00

By TITLE WEST - SPANISH FORK

Electronically Recorded By SIMPLIFILE LC E-RECORDING

WHEN RECORDED RETURN TO:

Athenian Charter Holdings, LLC

775 West 1200 North, #100

Springville, Utah 84663

WARRANTY DEED

Bear River Health Department, **GRANTOR**, hereby **CONVEYS AND WARRANTS** ^V to Athenian Charter Holdings, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Box Elder County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.


WITNESS, the hand of said grantor this 12th day of June, 2015.

Bear River Health Department


Lloyd C. Berentzen, Director

State of Utah
County of Box Elder

The foregoing instrument was acknowledged before me this 12th day of June, 2015 by **Lloyd C. Berentzen, Director of Bear River Health Department.**



Notary Public

My commission expires: 03/20/2018



**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 68119

Parcel 1:

Beginning on South boundary of 600 North Street at a point 675.94 feet South 89°48'25" West along quarter section line and 43.45 feet South 0°36'28" West from Northeast corner of Southwest quarter of Section 3, Township 11 North, Range 3 West, SLM; thence South 0°36'28" West 200 feet; thence South 89°48'25" West 217 feet; thence North 0°36'28" East 200 feet to South boundary of 600 North Street; thence North 89°48'25" East 217 feet along said line to the point of beginning.

Parcel 2:

Beginning on South boundary of 600 North street at a point 623.94 feet South 89°48'25" West along quarter section line and 43.45 feet South 0°36'28" West from Northeast corner of Southwest Quarter of Section 3, Township 11 North, Range 3 West, SLM; thence South 0°36'28" West 200 feet; thence South 89°48'25" West 52 feet; thence North 0°36'28" East 200 feet to South boundary of 600 North Street; thence North 89°48'25" East 52 feet to the point of beginning.

The following is shown for information purposes only: Tax ID / Parcel No. 05-168-0036, 05-168-0037

348251 B: 1257 P: 0200

Page 1 of 6

Chad Montgomery Box Elder County Utah Recorder

07/14/2015 04:11 PM Fee \$22.00

By TITLE WEST - SPANISH FORK

Electronically Recorded By SIMPLIFILE LC E-RECORDING

05-168-0036, 0037, 0046 < 0082, 0083

Boundary Line Agreement

This Agreement, made and entered into this 29 day of JUNE, 2015, by and between **Athenian Charter Holdings, LLC**, a Utah limited liability company, (hereinafter referred to as "Athenian") and **Bear River Mental Health Services, Inc.**, (hereinafter referred to as "Mental Health Department"), for the purpose of fixing and determining the boundary and division line between adjoining parcels of land owned by said parties.

WHEREAS, **Athenian** is in possession of and owns real property located in the City of Tremonton as described in Exhibit "A" attached hereto;

WHEREAS, **Mental Health Department** is in possession of and owns real property located in the City of Tremonton as identified in Exhibit "B" attached hereto;

WHEREAS, the parties hereto desire to adjust their common boundary line consistent with the West property line of the **Athenian** property as described in that certain survey description attached hereto as Exhibit "C" ("Athenian Survey");

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

The West line of the **Athenian** survey description as described in Exhibit "C" constitutes the boundary and division line between the said parcels of land. Each of the said parties hereby recognize and agree that these stipulations apply to and shall be binding upon them, their heirs, personal representatives, and assigns.

Pursuant to the foregoing stipulations and for the value received, the receipt of which is acknowledged, **Athenian** hereby remises, releases and forever quit claims to **Mental Health Department** any and all title and interest which **Athenian** may have in and to all parts of the **Mental Health Department** property lying on the West side of said **Athenian** survey description; and for value received, the receipt of which is hereby acknowledged, **Mental Health Department** hereby remises, releases and forever quit claims to **Athenian** any and all right, title, and interest which **Mental Health Department** may have in property lying within the **Health Department** survey description.

IN WITNESS WHEREOF, the parties have hereunto signed their names to this Agreement the day and year set forth above.

Athenian Charter Holdings, LLC, a Utah
limited liability company

By: American Charter Development, LLC,
an Arizona limited liability company,
its manager

Bear River Mental Health Services, Inc.

C. Reed Ernstrom
Reed Ernstrom, Director

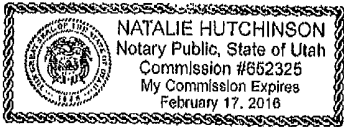


By: Michael Morley, its manager

COUNTY OF Utah)

:SS
STATE OF UTAH)

On this ~~29th~~ ^{14th} day of ~~June~~ ^{July}, 2015, personally appeared before me, **Michael Morley, Manager of American Charter Development, LLC, an Arizona limited liability company, which is the manager of Athenian Charter Holdings, LLC, a Utah limited liability company,** the signor of the within instrument who duly acknowledged before me that he executed the same.



Natalie Hutchinson
NOTARY PUBLIC

COUNTY OF BOX ELDER)

:SS
STATE OF UTAH)

On this 29th day of June, 2015, personally appeared before me, **Reed Ernstrom, Director of Bear River Mental Health Services, Inc.,** the signor of the within instrument who duly acknowledged before me that he executed the same.

Anne C. Winn
NOTARY PUBLIC

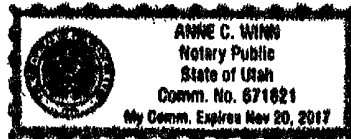


Exhibit "A"

Beginning on South boundary of 600 North street at a point 623.94 feet South 89°48'25" West along quarter section line and 43.45 feet South 0°36'28" West from Northeast corner of Southwest Quarter of Section 3, Township 11 North, Range 3 West, SLM; thence South 0°36'28" West 200 feet; thence South 89°48'25" West 52 feet; thence North 0°36'28" East 200 feet to South boundary of 600 North Street; thence North 89°48'25" East 52 feet to the point of beginning.

Exhibit "B"

A part of the Southwest Quarter of Section 3, Township 11 North, Range 3 West, SLB&M described as follows: Commencing at the West Quarter Corner of Section 3, Township 11 North, Range 3 West of the SLB&M (a brass cap monument found at the intersection of 1000 West and 600 North Streets in Tremonton, Utah) and running thence North 89 degrees 01'01" East along the center of Section line as marked by the said brass cap and a P.K. nail found at the intersection of 400 West and 600 North Street 1439.98 feet; thence South 00 degrees 58'59" East 36.91 feet to the South right-of-way line of 600 North Street; thence North 89 degrees 27'05" East along said right-of-way line 100 feet to the point of beginning; thence North 89 degrees 27'05" East 197 feet more or less to the Northwest corner of Rex J. Petersen Parcel No. 05-168-0036; thence South 00 degrees 36'28" West 200 feet along the West line of said Rex J. Petersen Parcel to the Southwest Corner of said Rex J. Petersen Parcel; thence South 89 degrees 27'05" West 197 feet more or less to a point South 00 degrees 09'17" West of the point of beginning; thence North 00 degrees 09'17" East 200.02 feet to the point of beginning.

Exhibit "C"
(Athenian Survey)

05-168-0082

Beginning at a point on the South right-of-way line of 600 South street, said point being South 89°48'25" West 623.94 feet along the Quarter Section line and South 0°36'28" West 43.45 feet from the Center of Section 3, Township 11 North, Range 3 West, Salt Lake Base and Meridian; thence South 0°36'28" West 197.63 feet to the North line of the J.D. Harris East Subdivision phase 3 as recorded with the Box Elder County Recorder's office as Entry No. 138843; thence North 89°44'17" West 268.98 feet along said subdivision; thence North 0°36'28" East 195.49 feet to the South line of said 600 South street; thence North 89°48'25" East 269.00 feet along said South right-of-way line to the point of beginning.

Entry 2015009345
Book 1454 Pages 485-486 \$12.00
13-Nov-15 09:51
BRENDA MCDONALD
RECORDER, UINTAH COUNTY, UTAH
BASIN LAND TITLE - ROOSEVELT
865 EAST 200 NORTH #112-5, ROOSEVELT, UTAH 84066
Rec By: Tonya Wilson, Deputy
Electronic Recording

Basin Land Title & Abstract, Inc.
865 East 200 North (112-5)
Roosevelt, UT 84066
File Number 16,183
17-048-0040

now 0048

WARRANTY DEED

Max's Place, LLC,
A Utah limited liability company
of Roosevelt, County of Uintah, State of Utah,
GRANTOR(S)
hereby CONVEY(S) and WARRANT(S) to
Athenian Charter Holdings, LLC
A Utah limited liability company
GRANTEE(S)

of 775 West 1200 North, Suite 100, Springville, UT 84663 for the sum of ---TEN--- Dollars and other good and valuable consideration, the following described tract of land in UINTAH County, State of Utah:

See exhibit "A" attached.

TOGETHER with all improvements and appurtenances thereunto belonging.
SUBJECT TO Easements or rights of way, if any, not recorded, but which have been established and now exist by operation of law upon said premises, or any portion or portions thereof.
EXCEPTING therefrom all oil, gas, and mineral rights.

Witness the hands of said grantor(s) this 10th day of November, 2015.

Max's Place, LLC
A Utah limited liability company



Max D. Rasmussen,
Member/Manager

STATE OF UTAH)
 ss
COUNTY OF Duchesne)

On this 10th day of November, 2015, personally appeared before me **Max D. Rasmussen, Member/Manager, Max's Place, LLC, A Utah limited liability company**, the signer of the above instrument who duly acknowledged to me that he executed the same.

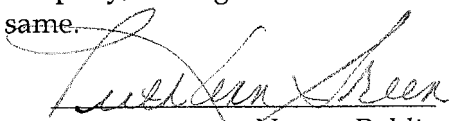

Notary Public

Exhibit "A"
Warranty Deed
Athenian Charter Holdings, LLC

LOT 1 OF THE ATHENIAN CHARTER SCHOOL MINOR SUBDIVISION on file and of record with the Uintah County Recorder's Office, being further described as follows:

Beginning at a point being North $0^{\circ}13'13''$ West 643.92 feet and North $89^{\circ}56'09''$ East 33.00 feet from the West quarter corner of Section 24, Township 2 South, Range 1 West, Uintah Special Base and Meridian; thence North $0^{\circ}13'13''$ West 250.00 feet; thence North $89^{\circ}56'09''$ East 435.60 feet; thence South $0^{\circ}13'13''$ East 250.00 feet; thence South $89^{\circ}56'09''$ West 435.60 feet to the point of beginning.