



**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.