

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
02/24/2021 03:53:49 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed and Tax Notice To:
The Freedom Academy Foundation DBA Freedom Academy and DBA Freedom Preparatory Academy, a
nonprofit corporation
1190 West 900 North
Provo, UT 84604



File No.: 134948-JCP

SPECIAL WARRANTY DEED

St. George School Development, LLC, a Utah limited liability company

GRANTOR(S) of Kaysville, State of Utah, hereby Conveys and Warrants against all who claim by,
through, or under the grantor to

The Freedom Academy Foundation, DBA Freedom Academy and DBA Freedom Preparatory Academy, a
nonprofit corporation

GRANTEE(S) of Provo, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the
following described tract of land in **Washington County**, State of Utah:

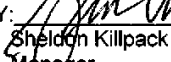
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: **SG-6-3-25-324** (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

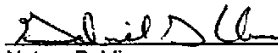
Dated this 23rd day of February, 2021.

St. George School Development, LLC, a Utah
limited liability company

BY: 
Sheldon Killpack
Manager

STATE OF UTAH
COUNTY OF DAVIS

On the 23rd day of February, 2021, personally appeared before me Sheldon Killpack, who acknowledged himself to be the Manager of St. George School Development, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

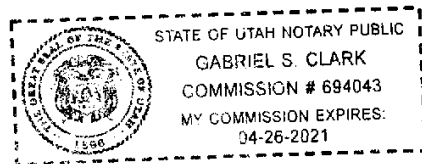


EXHIBIT A
Legal Description

A parcel of land located in the Southwest Quarter of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, being more particularly described as follows:

Beginning at a point that lies North 01°15'53" East 747.70 feet and West 93.66 feet from the South Quarter Corner of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian and running thence South 67°13'33" West 112.90 feet; thence South 22°46'27" East 25.48 feet to the North line of Auburn Hills Phase 3A, official records Washington County, Utah and running thence along said line the following six (6) courses: 1) Southwesterly along a 49.00 foot radius non-tangent curve to the left, (long chord bears South 55°34'58" West a distance of 19.78 feet, center point lies South 22°46'27" East), through a central angle of 23°17'09" a distance of 19.91 feet, 2) Southwesterly along a 31.00 foot radius reverse curve to the right, (long chord bears South 55°34'58" West a distance of 12.51 feet, center point lies North 46°03'37" West), through a central angle of 23°17'09" a distance of 12.60 feet, 3) South 67°13'33" West 211.87 feet, 4) Westerly along a 325.50 foot radius curve to the right, (long chord bears South 80°31'28" West a distance of 149.75 feet, center point lies North 22°46'27" West), through a central angle of 26°35'51" a distance of 151.10 feet, 5) North 86°10'36" West 225.46 feet and 6) Northwesterly along a 26.00 foot radius curve to the right, (long chord bears North 41°10'36" West a distance of 36.77 feet, center point lies North 03°49'24" East), through a central angle of 90°00'00" a distance of 40.84 feet; thence North 03°49'24" East 177.02 feet; thence Northerly along a 624.00 foot radius curve to the right, (long chord bears North 15°15'16" East a distance of 247.34 feet, center point lies South 86°10'36" East), through a central angle of 22°51'44" a distance of 248.99 feet; thence North 26°41'08" East 153.29 feet; thence Northeasterly along a 26.00 foot radius curve to the right, (long chord bears North 43°49'19" East a distance of 15.32 feet, center point lies South 63°18'52" East) through a central angle of 34°16'23" a distance of 15.55 feet; thence South 64°16'27" East 106.16 feet; thence Easterly along a 200.00 foot radius curve to the left, (long chord bears South 68°48'19" East a distance of 31.60 feet, center point lies North 25°43'33" East), through a central angle of 09°03'44" a distance of 31.63 feet; thence South 73°20'12" East 222.53 feet; thence East 87.18 feet; thence South 24°10'17" East 320.67 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at a point that lies North 01°15'53" East along the center quarter section line 747.70 feet and West 93.66 feet from the South quarter corner of Section 25, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 67°13'19" West 15.80 feet; thence North 25°14'18" West 40.25 feet; thence North 20°44'57" West 40.25 feet; thence North 16°15'35" West 40.25 feet; thence North 11°46'49" West 40.08 feet; thence South 24°10'17" East 159.82 feet to the point of beginning.