



\*W3008578\*

Mail Recorded Deed and Tax Notice To:  
Leadership Learning Academy, Inc.  
1111 2nd Street  
Ogden, UT 84044

E# 3008578 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
07-Oct-19 03:19 PM FEE \$40.00 DEP TN  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



**COTTONWOOD  
TITLE**

File No.: 115766-JCP

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## SPECIAL WARRANTY DEED

Ogden School Development III, LLC,

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

Leadership Learning Academy, Inc., a Utah non-profit corporation,

**GRANTEE(S)** of 1111 2nd Street, Ogden, UT 84044

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

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 12-002-0035 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 3rd day of October, 2019.

Ogden School Development III, LLC

BY: [Signature]

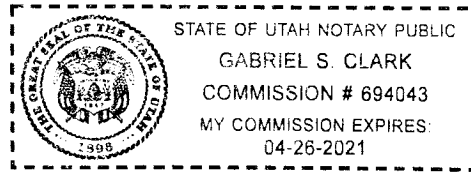
ITS: Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 3rd day of October, 2019, personally appeared before me Sheldon Killpack, who acknowledged themselves to be the Manager of Ogden School Development III, LLC, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

Part of the Northeast quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the South line of 2nd Street, said point being South 00°17'31" West 33.00 feet and North 89°09'45" West 293.50 feet from an Ogden City Street monument in the intersection of Harrison Boulevard and 2nd Street and running thence South 00°17'31" West 614.96 feet to a point on the Northerly boundary of Sherwood Park Subdivision Addition No. 6; thence along said subdivision the following (2) courses and distances: 1) North 89°09'45" West 185.50 feet; 2) thence North 48°56'29" West 209.35 feet to Easterly boundary of Sherwood Park Subdivision No. 3; thence along said East line North 00°50'15" East 479.75 feet to the South line of 2nd Street; thence along said South line South 89°09'45" East 339.50 feet to the point of beginning.