

When Recorded, Return To:

Kirton McConkie
Attn: Joel Wright
2600 W. Executive Parkway, Suite 400
Lehi, Utah 84043

ENT 42995:2017 PG 1 of 3
Jeffery Smith
Utah County Recorder
2017 May 04 09:38 AM FEE 14.00 BY VP
RECORDED FOR Founders Title Company - Layt
ELECTRONICALLY RECORDED

Parcel Number: 30-0046-0089

17-022508

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, LIBERTY ACADEMY CHARTER SCHOOL, a Utah non-profit corporation ("Grantor"), whose address is 1195 South Elk Ridge Drive, Salem, Utah 84653, hereby conveys and warrants, against all claiming by, through, or under Grantor, to UTAH CHARTER ACADEMIES, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is P.O Box 2583, Salt Lake City, UT 84110 the following described property situated in Utah County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, if any, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind, if any.

SUBJECT TO non-delinquent taxes and assessments and to reservations, easements, rights, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, leases and liabilities as may appear of record or which an accurate survey or physical inspection of the property would disclose.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this May 4, 2017.

[Signatures on following page.]

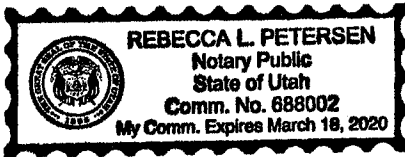
Grantor:

Liberty Academy Charter School,
a Utah non-profit corporation

By: [Signature]
Print Name: Lemira Wheelwright
Title: Board Member

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 2nd day of May, 2017, personally appeared before me Lemira Wheelwright, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the Board Member of Liberty Academy Charter School, the Manager of Liberty Academy Charter School, a Utah non-profit corporation, and acknowledged to me that said company executed the same.



Rebecca L. Petersen
Notary Public

EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

That certain real property located in Utah County, Utah, specifically described as follows:

PARCEL 1

Beginning at a point North 0°07'00" West 0.92 feet (North 0.975 feet) and North 89°53'00" East (East) 25.00 feet from the West Quarter Corner of Section 14, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°50'49" West 152.42 feet along a fence; thence North 00°32'45" West 183.06 feet along a fence thence North 01°03'26" West 249.98 feet along a fence; North 01° 07'05" West 122.26 feet along fence; thence North 00°57'31" West 256.38 feet along a fence; thence North 01°12'38" West 28.18 feet along a fence; thence departing from said fence South 89°59'37" East 20.45 feet; thence North 90°00'00" East 106.28 feet; thence North 77°43'37" East 189.31 feet to a point; thence South 00°32'55" East 392.46 feet along a fence; thence South 02°21'47" East 1115.92 feet along a fence; thence South 00°26'11" East 520.49 feet along a fence to a corner in a fence; thence South 89°21'19" West 324.34 feet along a fence to the point of beginning.

COM N .975 FT & E 25 FT FR W 1/4 COR. SEC. 14, T9S, R2E, SLB&M.; N 0 DEG 50' 49" W 152.42 FT; N 0 DEG 32' 45" W 183.06 FT; N 1 DEG 3' 26" W 249.98 FT; N 1 DEG 7' 5" W 122.26 FT; N 0 DEG 57' 31" W 256.38 FT; N 1 DEG 12' 38" W 28.18; S 89 DEG 59' 37" E 15.99 FT; S 89 DEG 59' 37" E 20.45 FT; E 106.28 FT; N 77 DEG 43' 37" E 189.31; S 0 DEG 32' 55" E 392.46 FT; S 2 DEG 21' 47" E 115.92 FT; S 0 DEG 26' 11" E 520.49 FT; S 89 DEG 21' 19" W 324.34 FT TO BEG AREA 7.502 AC

The following is shown for information purposes only: Tax ID No. 30-046-0089

PARCEL 2 (EASEMENT ESTATE)

A 40 FOOT NON-EXCLUSIVE EASEMENT FROM SALEM CANAL ROAD TO THE NORTH LINE OF THE LIBERTY PARCEL RUNNING PARALLEL TO THE EAST PROPERTY LINE OF THE ZIONS BUILDER'S PARCEL FOR INGRESS, EGRESS AND UTILITY LINES.