

When recorded, return to:
Saratoga Springs School Development, LLC
290 N Flint St, Ste A
Kaysville, UT 84037

UW-11117

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, SUNRISE 3, LLC, a Utah limited liability company and DAI Managers, LLC, a Utah limited liability company ("Grantor"), conveys to Saratoga Springs School Development, LLC, a Utah limited liability company ("Grantee"), the following described real property situated in the City of Saratoga, Utah County, Utah, together with all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:

See the legal description set forth in Exhibit "A" attached and incorporated by this reference (the "Property").

SUBJECT TO those matters set forth in Exhibit "B" attached and incorporated by this reference (the "Permitted Exceptions").

Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and those claiming by, through or under Grantor, and none other, subject only to the Permitted Exceptions.

Dated this 14th day of June, 2020.

GRANTOR: SUNRISE 3, LLC, a Utah limited liability company

By: Sunrise 3 Managers, LLC, a Utah limited liability company, its Manager

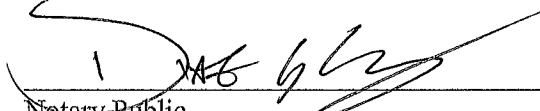
By: _____
Name: Nathan Shipp
Its: Manager

DAI Managers, LLC

By: _____
Name: Nathan Shipp
Its: Manager

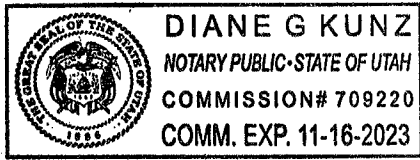
STATE OF)
) ss.
County of)

The foregoing instrument was acknowledged before me this 19th day of June, 2020, by Nathan Shipp, Manager of Sunrise 3 Managers, LLC, a Utah limited liability company, who is the Manager of SUNRISE 3, LLC, a Utah limited liability company.



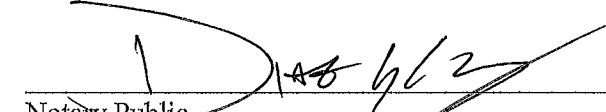
Notary-Public

My commission expires:
11-16-2023



STATE OF)
) ss.
County of)

The foregoing instrument was acknowledged before me this 19th day of June, 2020, by Nathan Shipp, Manager of DAI Managers, LLC, signer of the foregoing document who duly acknowledged that he executed the same.



Notary-Public

My commission expires:
11-16-2023

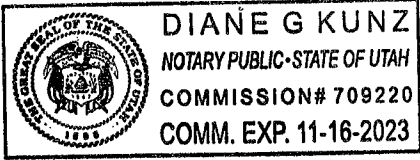


Exhibit "A"

Legal Description
(attached to Special Warranty Deed)

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED NORTH 00°20'24" EAST ALONG THE SECTION LINE 780.58 FEET AND EAST 532.33 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 84°56'57" EAST 564.90 FEET; THENCE SOUTH 00°08'03" WEST 771.40 FEET; THENCE NORTH 89°51'57" WEST 232.88 FEET; THENCE ALONG THE ARC OF A 367.50 FOOT RADIUS CURVE TO THE RIGHT 608.80 FEET THROUGH A CENTRAL ANGLE OF 94°55'00" (CHORD: NORTH 42°24'26" WEST 541.54 FEET); THENCE NORTH 05°03'04" EAST 422.37 FEET TO THE POINT OF BEGINNING.

Exhibit "B"

SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, ENCUMBRANCES, EASEMENTS, COVENANTS, AND OTHER MATTERS OF RECORD IN THE OFFICIAL REAL ESTATE RECORDS OF UTAH COUNTY, UTAH, AND ANY OTHER MATTERS WHICH MAY BE DISCLOSED BY A PHYSICAL INSPECTION OR SURVEY OF THE SUBJECT PROPERTY.