

When Recorded, Mail To:

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

Tax Parcel No. 19-097-0-0001

(Space above for Recorder's use only)

QUITCLAIM DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE CORPORATION, JOEL H. SAGERS AND KATHRYN FAUDREE AND JESSICA WHITE AND WAYNE SOUTHWICK ALL AS AUTHORIZED SUCCESSOR TRUSTEES, UNDER THE GERALDINE B. SAGERS FAMILY LIVING TRUST, DATED FEBRUARY 5, 2009, SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership, and EXCELSIOR ACADEMY, a Utah nonprofit corporation (collectively "Grantors"), hereby quitclaim to EXCELSIOR ACADEMY, a Utah nonprofit corporation ("Grantee"), the real property located in Tooele County, Utah, to wit:

See real property described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO easements, restrictions, rights of way appearing of record or enforceable in law and equity.

[Signature and Acknowledgements to Follow]

EXHIBIT "A"

[Legal Description of the Property]

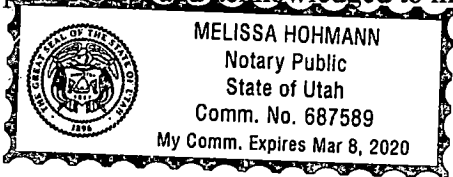
All of Lot 1, Excelsior Academy Subdivision, Final Plat (Vacating and Amending Evan Coon Minor Subdivision).

SAGERS FAMILY LIMITED
PARTNERSHIP, a Utah limited partnership

By: Joseph D. White
Name: Joseph D. White
Its: Manager


STATE OF UTAH)
) :SS
COUNTY OF Torde)

On this 8th day of December, 2017, personally appeared before me Joseph D. White & Jessica Smith, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the Manager of SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership, and acknowledged to me that said company executed the same.

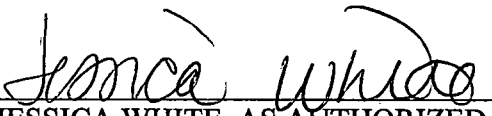


Melissa Hohmann
Notary Public


[Further Signatures and Acknowledgements to Follow]




JOEL H. SAGERS, AS AUTHORIZED
SUCCESSOR TRUSTEE, UNDER THE
GERALDINE B. SAGERS FAMILY
LIVING TRUST, DATED FEBRUARY 5,
2009



JESSICA WHITE, AS AUTHORIZED
SUCCESSOR TRUSTEE, UNDER THE
GERALDINE B. SAGERS FAMILY
LIVING TRUST, DATED FEBRUARY 5,
2009



KATHRYN FAUDREE, AS
AUTHORIZED SUCCESSOR TRUSTEE,
UNDER THE GERALDINE B. SAGERS
FAMILY LIVING TRUST, DATED
FEBRUARY 5, 2009



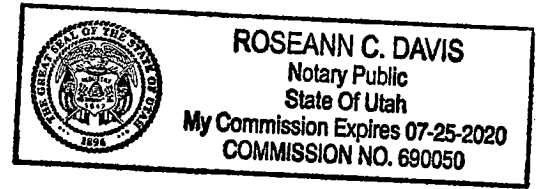
WAYNE SOUTHWIC, AS AUTHORIZED
SUCCESSOR TRUSTEE, UNDER THE
GERALDINE B. SAGERS FAMILY
LIVING TRUST, DATED FEBRUARY 5,
2009

[Further Acknowledgements to Follow]

STATE OF UTAH)
 :SS
COUNTY OF Tooele)

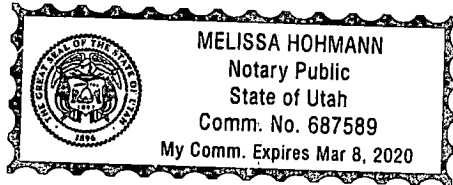
On this 4th day of December, 2017, personally appeared before me JOEL H. SAGERS, AS AUTHORIZED SUCCESSOR TRUSTEE, UNDER THE GERALDINE B. SAGERS FAMILY LIVING TRUST, DATED FEBRUARY 5, 2009, who acknowledged to me that he executed the same.

Roseann C. Davis
Notary Public



STATE OF UTAH)
 :SS
COUNTY OF Tooele)

On this 8th day of December, 2017, personally appeared before me JESSICA WHITE, AS AUTHORIZED SUCCESSOR TRUSTEE, UNDER THE GERALDINE B. SAGERS FAMILY LIVING TRUST, DATED FEBRUARY 5, 2009, who acknowledged to me that he executed the same.



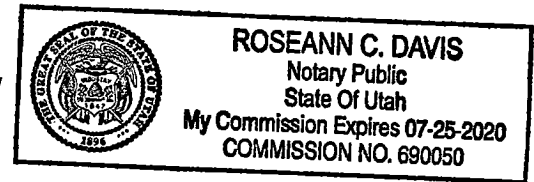
Melissa Hohmann
Notary Public

STATE OF UTAH)
 :SS
COUNTY OF Tooele)

On this 4th day of December, 2017, personally appeared before me KATHRYN FAUDREE, AS AUTHORIZED SUCCESSOR TRUSTEE, UNDER THE GERALDINE B. SAGERS FAMILY LIVING TRUST, DATED FEBRUARY 5, 2009, who acknowledged to me that he executed the same.

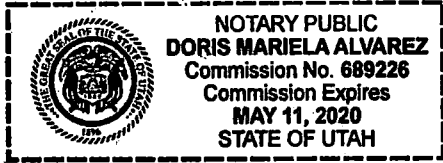
Roseann C. Davis
Notary Public

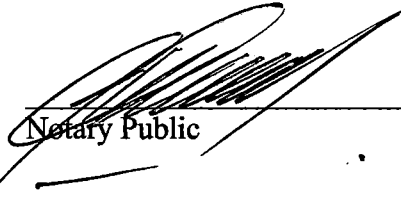
[Further Acknowledgements to Follow]



STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 5th day of December, 2017, personally appeared before me WAYNE SOUTHWICK, AS AUTHORIZED SUCCESSOR TRUSTEE, UNDER THE GERALDINE B. SAGERS FAMILY LIVING TRUST, DATED FEBRUARY 5, 2009, who acknowledged to me that he executed the same.





Notary Public

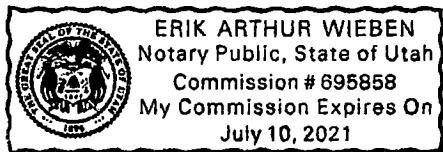
[Further Signatures and Acknowledgements to Follow]

EXCELSIOR ACADEMY, a Utah nonprofit corporation

By: Rosalyn Wynn
Name: Rosalyn Wynn
Its: Board Vice chair

STATE OF UTAH)
) :SS
COUNTY OF Salt Lake)

On this 13 day of December, 2017, personally appeared before me Rosalyn Wynn, 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 Vice Chair of EXCELSIOR ACADEMY, a Utah nonprofit corporation, and acknowledged to me that said company executed the same.



[Signature]
Notary Public

WITNESS our hands on this 12th day of December, 2017.

CATHOLIC DIOCESE OF SALT LAKE CITY
REAL ESTATE CORPORATION

By: (Msgr.) Colin F. Bircumshaw

Name: COLIN F. BIRCUMSHAW

Its: VICAR GENERAL

STATE OF UTAH)
COUNTY OF Salt Lake) :SS

On this 12th day of December, 2017, personally appeared before me Colin F. Bircumshaw, known or satisfactorily proved to me to be the Agent of the CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE CORPORATION, who acknowledged to me that s/he signed the foregoing instrument as Agent for said company.



Trisha T. Norcross
Notary Public

[Further Signatures and Acknowledgements to Follow]

When Recorded, Return To:

Kirton McConkie PC
Attn: Joel Wright
Thanksgiving Park Four
2600 West Executive Parkway, #400
Lehi, Utah 84043

Tax Parcel No. 19-097-0-0002

17-023339

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership ("Grantor"), whose address is 3002 West Carranza Drive, Taylorsville, Utah 84129, hereby conveys and warrants, against all who claim by, through, or under Grantor, to EXCELSIOR ACADEMY, a Utah nonprofit corporation ("Grantee"), whose address for mailing purposes is 124 East Erda Way, Erda, Utah 84074, the real property located in Tooele 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, 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.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

[Signature to Follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 8th day of January, 2018.

Grantor: SAGERS FAMILY LIMITED PARTNERSHIP,
a Utah limited partnership

By: [Signature]
Name: Joseph D. White
Its: MANAGER

STATE OF UTAH)
COUNTY OF TOOELE) ss.

On this 8th day of January, 2018, personally appeared before me JOSEPH D. WHITE, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the MANAGER of SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership, and acknowledged to me that said company executed the same.

[Signature]
Notary Public

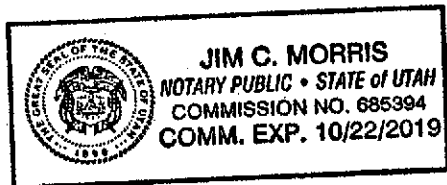


EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

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

All of Lot 2, Excelsior Academy Subdivision, Final Plat (Vacating and Amending Evan Coon Minor Subdivision).

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Intentionally left blank.
2. Intentionally left blank.
3. Intentionally left blank.
4. Intentionally left blank.
5. Intentionally left blank.
6. Intentionally left blank.
7. Intentionally left blank.
8. Intentionally left blank.
9. Intentionally left blank.
10. Taxes for the year 2017 have been paid. Taxes for the year 2018 will accrue as of January 1, 2018. Tax ID No. 13-003-0-0007. (2017 taxes were paid in the amount of \$2,572.84) and Tax ID No. 13-003-0-0001. (2017 taxes were exempt).
11. Said property is included within the boundaries of Tooele County, the Mosquito Abatement District and the North Tooele Fire Protection Service District and is subject to the charges and assessments thereof. (all fees and/or assessments are current at time of closing)
12. Said property is included within the boundaries of Tooele County Landfill, and is subject to the charges and assessments thereof. (all fees and/or assessments are current at time of closing)
13. Intentionally left blank.
14. Any water rights or claims or title to water in or under the land.
15. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. The Company makes no

representation as to the present ownership of any such interest. There may be leases, grants, exceptions or reservations of interests that are not listed.

16. Intentionally deleted.
17. Easements, Notes and/or Setback Lines as delineated and/or dedicated on the Official Recorded Plat.
18. The following matters as shown on ALTA/NSPS Land Title Survey dated 11/21/2017, by Ensign Engineering, Project No. T1400G:
 - a. Future PU&DE along the North 10'
 - b. Existing Water SPGT as shown
 - c. Existing Barb Wire Fence located in the southwesterly portion

When Recorded, Mail To:

SAGERS Family Partnership
Attn: Jessica White
1392 Pass Canyon
Erda, ut 84074

Tax Parcel No. 19-097-0-0004

(Space above for Recorder's use only)

QUITCLAIM DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE CORPORATION, JOEL H. SAGERS AND KATHRYN FAUDREE AND JESSICA WHITE AND WAYNE SOUTHWICK ALL AS AUTHORIZED SUCCESSOR TRUSTEES, UNDER THE GERALDINE B. SAGERS FAMILY LIVING TRUST, DATED FEBRUARY 5, 2009, SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership, and EXCELSIOR ACADEMY, a Utah nonprofit corporation (collectively "Grantors"), hereby quitclaim to SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership ("Grantee"), the real property located in Tooele County, Utah, to wit:

See real property described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO easements, restrictions, rights of way appearing of record or enforceable in law and equity.

[Signature and Acknowledgements to Follow]

EXHIBIT "A"

[Legal Description of the Property]

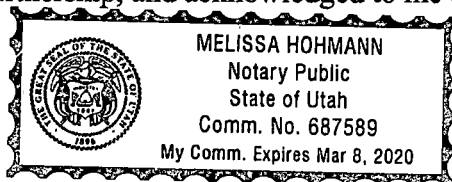
All of Lot 4, Excelsior Academy Subdivision, Final Plat (Vacating and Amending Evan Coon Minor Subdivision).

SAGERS FAMILY LIMITED
PARTNERSHIP, a Utah limited partnership

By: *Joseph D. White*
Name: *Joseph D. White*
Its: *manager*


STATE OF UTAH)
) :ss
COUNTY OF *Tooele*)

On this *8th* day of December, 2017, personally appeared before me ~~Joseph D. White & Jessica S. White~~ known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the *Manager* of SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership, and acknowledged to me that said company executed the same.




Melissa Hohmann
Notary Public


[Further Signatures and Acknowledgements to Follow]




JOEL H. SAGERS, AS AUTHORIZED
SUCCESSOR TRUSTEE, UNDER THE
GERALDINE B. SAGERS FAMILY
LIVING TRUST, DATED FEBRUARY 5,
2009



JESSICA WHITE, AS AUTHORIZED
SUCCESSOR TRUSTEE, UNDER THE
GERALDINE B. SAGERS FAMILY
LIVING TRUST, DATED FEBRUARY 5,
2009



KATHRYN FAUDREE, AS
AUTHORIZED SUCCESSOR TRUSTEE,
UNDER THE GERALDINE B. SAGERS
FAMILY LIVING TRUST, DATED
FEBRUARY 5, 2009



WAYNE SOUTHWIC, AS AUTHORIZED
SUCCESSOR TRUSTEE, UNDER THE
GERALDINE B. SAGERS FAMILY
LIVING TRUST, DATED FEBRUARY 5,
2009

[Further Acknowledgements to Follow]

STATE OF UTAH)
 :SS
COUNTY OF Tooele)

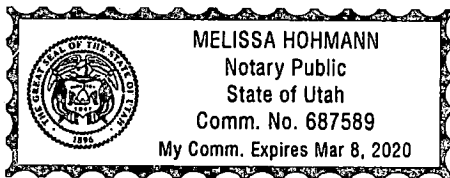
On this 4th day of December, 2017, personally appeared before me JOEL H. SAGERS, AS AUTHORIZED SUCCESSOR TRUSTEE, UNDER THE GERALDINE B. SAGERS FAMILY LIVING TRUST, DATED FEBRUARY 5, 2009, who acknowledged to me that he executed the same.

Roseann C. Davis
Notary Public



STATE OF UTAH)
 :SS
COUNTY OF Tooele)

On this 8th day of December, 2017, personally appeared before me JESSICA WHITE, AS AUTHORIZED SUCCESSOR TRUSTEE, UNDER THE GERALDINE B. SAGERS FAMILY LIVING TRUST, DATED FEBRUARY 5, 2009, who acknowledged to me that he executed the same.



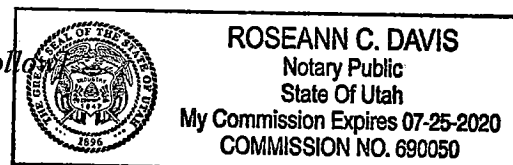
Melissa Hohmann
Notary Public

STATE OF UTAH)
 :SS
COUNTY OF Tooele)

On this 4th day of December, 2017, personally appeared before me KATHRYN FAUDREE, AS AUTHORIZED SUCCESSOR TRUSTEE, UNDER THE GERALDINE B. SAGERS FAMILY LIVING TRUST, DATED FEBRUARY 5, 2009, who acknowledged to me that he executed the same.

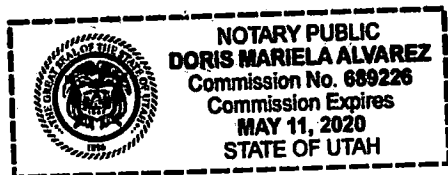
Roseann C. Davis
Notary Public

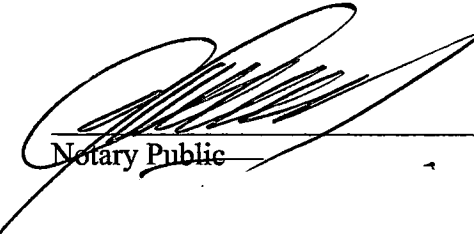
[Further Signatures and Acknowledgements to Follow]



STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On this 5th day of December, 2017, personally appeared before me WAYNE SOUTHWICK, AS AUTHORIZED SUCCESSOR TRUSTEE, UNDER THE GERALDINE B. SAGERS FAMILY LIVING TRUST, DATED FEBRUARY 5, 2009, who acknowledged to me that he executed the same.





Notary Public

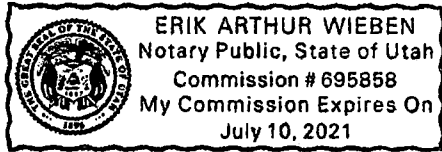
[Further Signatures and Acknowledgements to Follow]

EXCELSIOR ACADEMY, a Utah nonprofit corporation

By: Rosalyn Wynn
Name: Rosalyn Wynn
Its: Board Vice chair

STATE OF UTAH)
)
) :ss
COUNTY OF Salt Lake)

On this 13 day of December, 2017, personally appeared before me Rosalyn Wynn, 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 Vice Chair of EXCELSIOR ACADEMY, a Utah nonprofit corporation, and acknowledged to me that said company executed the same.



[Signature]
Notary Public

WITNESS our hands on this 12th day of December, 2017.

CATHOLIC DIOCESE OF SALT LAKE CITY
REAL ESTATE CORPORATION

By: (Mgr) Colin F. Bircumshaw

Name: COLIN F. BIRCUMSHAW

Its: VICAR GENERAL

STATE OF UTAH)
COUNTY OF Salt Lake)^{SS}

On this 12th day of December, 2017, personally appeared before me Colin F. Bircumshaw, known or satisfactorily proved to me to be the VICAR GENERAL of the CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE CORPORATION, who acknowledged to me that s/he signed the foregoing instrument as Agent for said company.



Trisha J. Norcross
Notary Public

[Further Signatures and Acknowledgements to Follow]

WARRANTY DEED

T-31593
TAX PARCEL NO. 19-097-0-0004

MENLOVE CONSTRUCTION

grantor

of ERDA County of TOOELE, State of UTAH

hereby, CONVEY and WARRANT to

IRONWOOD REAL ESTATE LLC

grantee

of 324 E ERDA WAY
ERDA, UT 84074 County of TOOELE State of UTAH

For the sum of \$10.00 dollars and other good and valuable considerations.
The follow described tract of land in County County, State of UTAH to-wit:

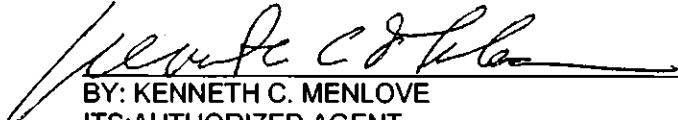
IRONWOOD REAL ESTATE TO RECEIVE AN UNDIVIDED 10.8% INTEREST IN THE PROPERTY DESCRIBED
HEREIN.

LOT 4, EXCELSIOR ACADEMY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE
OFFICE OF THE TOOELE COUNTY RECORDER.

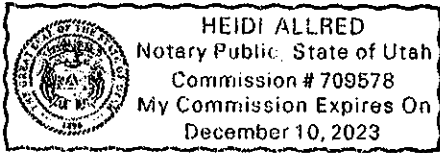
Subject to easements, restrictions, rights of way appearing of record or enforceable in law and equity.

WITNESS the hands of said grantor(s), this 13 day of April, 2022.

MENLOVE CONSTRUCTION


BY: KENNETH C. MENLOVE
ITS: AUTHORIZED AGENT

STATE OF UTAH }
 } ss.
COUNTY OF TOOELE }



Commission Expires:

On the 13 day of April, 2022.
Personally appeared before me,
MENLOVE CONSTRUCTION
BY: KENNETH C. MENLOVE
ITS: AUTHORIZED AGENT
the signer(s) of within instrument who duly
acknowledged to me that he executed the same.



NOTARY PUBLIC
Residing at: TOOELE, UTAH