Entry #: 459820 12/13/2017 10:01 AM QUIT CLAIM DEED Page: 1 of 8 FEE: \$28.00 BY: SAGERS FAMILY LIMITED PARTNERSHIP Jerry Houghton, Tooele County, Utah Recorder

When Recorded, Mail To:

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

Tax Parcel No. <u>19-097-0-000</u>/

(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 <u>Exhibit A</u> 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).

Entry: 459820 Page 3 of 8

SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership

By: Name Its:

STATE OF UTAH)
COUNTY OF TOUCL	:ss)

On this <u>All</u> day of December, 2017, personally appeared before me <u>IDSeph IJ White</u> <u>7' J. (Cial S</u> Wkilown or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the <u>MMANN</u> of SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited pattnership, and acknowledged to me that said company executed the same.

	MELISSA HOHMANN Notary Public State of Utah Comm. No. 687589 My Comm. Expires Mar 8, 2020	lyotary	st-	tohmann	
		\mathcal{I}	L	\sim	

[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

Wagne D. Synthurce

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 <u>Tooele</u>)

On this $4^{\prime\prime}$ 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.

c Davis Rolam Notary Public **ROSEANN C. DAVIS** Notary Public State Of Utah STATE OF UTAH My Commission Expires 07-25-2020 COMMISSION NO. 690050 :ss COUNTY OF Thele On this $\underline{Rt^2}$ day of December, 2017, personally appeared before me JESSICA WHITE, AS AUTHORIZED SUCCESSOR TRUSTEE, UNDER THE GERALDINE B. SAGERS FAMILY LIVING TRUST, DATED FEBRIDARY, 2009, who acknowledged to me that he executed the same. MELISSA HOHMANN Notary Public State of Utah Comm. No. 687589 My Comm. Expires Mar 8, 2020 STATE OF UTAH) :ss COUNTY OF Tooele)

On this $4\hbar$ 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.

blann C. DAis Notary Public

[Further Acknowledgements to Follow]



ROSEANN C. DAVIS Notary Public State Of Utah My Commission Expires 07-25-2020 COMMISSION NO. 690050

4832-8142-7799

STATE OF UTAH) COUNTY OF SHI LAKE)

On this $5^{t_{H}}$ 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 DORIS MARIELA ALVAREZ Commission No. 689226 ublic Commission Expires MAY 11, 2020 STATE OF UTAH •

[Further Signatures and Acknowledgements to Follow]

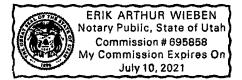
Entry: 459820 Page 7 of 8

EXCELSIOR ACADEMY, a Utah nonprofit corporation

By: <u>Rosalyn Wynn</u> Name: <u>Rosalyn Wynn</u> Its: <u>Board Vice chair</u>

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 Bourd Vice Chair of EXCELSIOR ACADEMY, a Utah nonprofit corporation, and acknowledged to me that said company executed the same.



4/15

Notary Public

WITNESS our hands on this $\frac{12^{+h}}{12^{+h}}$ day of December, 2017.

CATHOLIC DIOCESE OF SALT LAKE CITY **REAL ESTATE CORPORATION**

By: (M.Sgr.) Colin J. Bureumshaw Name: COLIN F. BIRCUMSHAW Its: VICAR GENERAL

STATE OF UTAH COUNTY OF Saft Lake ;ss

On this 12th day of December, 2017, personally appeared before me <u>Olin F BiAluns</u> how, known or satisfactorily proved to me to be the <u>Agen f</u> of the CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE CORPORATION, who acknowledged to me that s/he signed the foregoing instrument as Agentfor said company.

TRISHA T NORCROSS Notary Public, State of Utah Commission # 683983 My Commission Expires June 24, 2019

ha) J. Norcioss

Notary Public

[Further Signatures and Acknowledgements to Follow]

Entry #: 461190 01/09/2018 01:27 PM SPECIAL WARRANTY DEED Page: 1 of 5 FEE: \$18.00 BY: FOUNDERS TITLE COMPANY - LAYTON Jerry Houghton, Tooele County, Utah Recorder

When Recorded, Return To:

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

Tax Parcel No. 19-097-0-6002

(Space above for Recorder's use only)

/7-023339 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 <u>Exhibit A</u> 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]

4811-2130-9012

Entry: 461190 Page 2 of 5

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

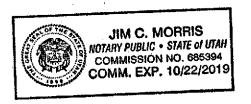
Grantor:

SAGERS FAMILY LIMITED PARTNERSHIP,
a Utah limited partnership //
A 1/1
By: Lichouhit
Name: Joseph D. White
Its: MANAGER

Meins

STATE OF UTAH) COUNTY OF TOOELE) ss.

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



Notary Public

Entry: 461190 Page 3 of 5

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).

4811-2130-9012

Entry: 461190 Page 4 of 5

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

4811-2130-9012

Entry #: 459823 12/13/2017 10:01 AM QUIT CLAIM DEED Page: 1 of 8 FEE: \$28.00 BY: SAGERS FAMILY LIMITED PARTNERSHIP Jerry Houghton, Tooele County, Utah Recorder

When Recorded, Mail To:

SAGEVS Family Partnership <u>MHN: Jessica White</u> <u>1392 Pass Canyon</u> Erda, ut 84074 Tax Parcel No. <u>19-097-0-0004</u>

(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 <u>Exhibit A</u> 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).

Entry: 459823 Page 3 of 8

SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership

By: Name Its:

STATE OF UTAH)
COUNTY OF Topele	:ss)

On this <u>b</u> day of December, 2017, personally appeared before me <u>Sech DWLite 3</u> <u>white</u> known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the <u><u>Maragle</u></u> of SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership, and acknowledged to me that said company executed the same.

MELISSA HOHMANN Notary Public State of Utah Comm. No. 687589 My Comm. Expires Mar 8, 2020 Nøfar 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/FAÙDREE, AS AUTHORIZED SUCCESSOR TRUSTEE, UNDER THE GERALDINE B. SAGERS FAMILY LIVING TRUST, DATED FEBRUARY 5, 2009

Wagen D. Sout hure

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 <u>Toople</u>)

On this $\underline{4\pi}$ 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.

C. Dain Notary Public **ROSEANN C. DAVIS** Notary Public State Of Utah STATE OF UTAH My Commission Expires 07-25-2020 :ss COMMISSION NO. 690050 COUNTY OF TINER On this get 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 Comm. No. 687589 fifar My Comm. Expires Mar 8, 2020 STATE OF UTAH) :ss COUNTY OF Tooele)

On this 4% 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.

C. Dain seam Notary Public

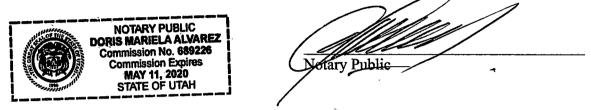
[Further Signatures and Acknowledgements to Fol

ROSEANN C. DAVIS Notary Public State Of Utah My Commission Expires 07-25-2020 COMMISSION NO. 690050

4849-8542-5495

STATE OF UTAH) COUNTY OF SAUT LAKE

On this $\underline{5^{fH}}$ 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.



[Further Signatures and Acknowledgements to Follow]

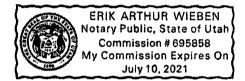
Entry: 459823 Page 7 of 8

EXCELSIOR ACADEMY, a Utah nonprofit corporation

By: <u>Rosalyn Wynn</u> Name: <u>Rosalyn Wynn</u> Its: <u>Board Vice Chair</u>

STATE OF UTAH) COUNTY OF <u>Salt Lake</u>)

On this 13 day of December, 2017, personally appeared before me <u>Rosedyn</u> 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 <u>Bound Vice Chain</u> of EXCELSIOR ACADEMY, a Utah nonprofit corporation, and acknowledged to me that said company executed the same.



Notary Public

4849-8542-5495

WITNESS our hands on this 12^{4} day of December, 2017.

CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE CORPORATION

By: (Magr.) Colin' 7. Bureumshaw Name: COLIN F. BIRCUMSHAW Its: UICAR GENERAL

STATE OF UTAH) COUNTY OF Salt Lake

On this 12^{+h} day of December, 2017, personally appeared before me O(in F.B.R.un show), known or satisfactorily proved to me to be the V/ICAR Generg(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, State of Utah Commission # 683983 My Commission Expires June 24, 2019

a J. Norcios

Notary Public

[Further Signatures and Acknowledgements to Follow]

Entry #: 570317 04/07/2022 11:05 AM WARRANTY DEED Page: 1 of 1 FEE: \$40.00 BY: TOOELE TITLE COMPANY Jerry Houghton, Tooele County, Recorder

WARRANTY DEED

T-1300sagers-menlove TAX PARCEL NO. 19-097-0-0004

SAGERS FAMILY LIMITED PARTNERSHIP AS TO AN UNDIVIDED 18% INTEREST	grantor
	grantor

of TOOELE

County of TOOELE,

hereby, CONVEY and WARRANT to

MENLOVE CONSTRUCTION

of 484 S 300 W TOOELE UT 84074

County of TOOELE,

State of UTAH

grantee

State of UTAH

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

LOT 4 OF THE EXCELSIOR ACADEMY SUBDIVISION, A SUBDIVISION OF TOOELE COUNTY, 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 5^{th} day of 4^{pn} , 2022.

SAGERS FAMILY LIMITED PARTNERSHIP

BY: KATHRYN S. FAUDRE ITS: AUTHORIZED AGENT

STATE OF UTAH

} ss. }

On the <u>5</u>-th day of <u>April</u>, 2022. Personally appeared before me, SAGERS FAMILY LIMITED PARTNERSHIP BY: KATHRYN S. FAUDRE ITS: AUTHORIZED AGENT the signer(s) of within instrument who duly acknowledged to me that she executed the same.

Holly L. Gikm

NOTARY)PUBLIC Residing at: TOOELE, UTAH

Commission Expires: 01e-15-2025

NOTARY PUBLIC Holly J. Gibson 718827 My Commission Expires 6-15-2025 STATE OF UTAH

Entry #: 570914 04/15/2022 03:20 PM WARRANTY DEED Page: 1 of 2 FEE: \$40.00 BY: TOOELE TITLE COMPANY Jerry Houghton, Tooele County, Recorder

State of UTAH

WARRANTY DEED

County of TOOELE,

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

MENLOVE CONSTRUCTION

of ERDA

hereby, CONVEY and WARRANT to

IRONWOOD REAL ESTATE LLC

324 E ERDA WAY of 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 14 day , 2022. grantor

arantee

Entry: 570914 Page 2 of 2

MENLOVE CONSTRUCTION

BY: KENNETH C. MENLOVE

ITS:AUTHORIZED AGENT

On the <u>1</u> day of <u>AQA1</u> Personally appeared before me, 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 herexecuted the same.

NOTARY PUBLIC Residing at: TOOELE, UTAH

STATE OF UTAH } SS. COUNTY OF TOOELE } HEIDI ALLRED Notary Public, State of Utah Commission # 709578 My Commission Expires On December 10, 2023

Commission Expires: