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3/1/2019 12:10:00 PM \$14.00
Book - 10757 Pg - 1070-1072
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Brandon Johnson
Farnsworth Johnson PLLC
180 N University Avenue, Suite 200
Provo, Utah 84601

SPECIAL WARRANTY DEED

THIS DEED, made as of the 27th day of February, 2019 by SUMMIT ACADEMY INCORPORATED, a ~~Delaware limited liability company~~, having an address of 1225 East 13200 South, Draper, Utah 84020 ("Grantor"), in favor of SUMMIT ACADEMY HIGH SCHOOL, a Utah Non Profit ~~limited liability company~~ Corporation, having an address of 14942 South 560 West, Bluffdale, Utah 84065 Corporation ("Grantee").

WITNESSETH, that Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Grantee and its successors and assigns, forever, all that certain plot, piece or parcel of land lying and being in the County of Salt Lake, State of Utah, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Land") and all buildings, structures and other improvements located on the Land (collectively with the Land, the "Property");

SUBJECT TO all liens, leases, agreements, covenants, easements, rights of way, taxes, assessments, restrictions, consents and other matters affecting the Property, including without limitation all matters of record and all matters that an inspection of the Property or an accurate survey of the Property would disclose.

AND Grantor hereby binds itself and its successors to warrant and defend the title to the Property as against all acts of the Grantor herein and no other, subject to the matters set forth above.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this deed as of the date set forth above.

SUMMIT ACADEMY INCORPORATED

By: *[Signature]*
Name: Dave Crandall
Title: Chair

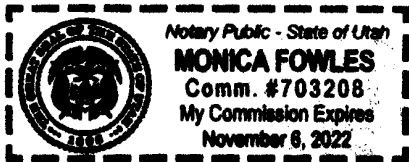
STATE OF UTAH)
)SS:
COUNT OF UTAH)

ACKNOWLEDGEMENT

On this 27th day of February, 2019, personally appeared before me Dave Crandall, the Chair of SUMMIT ACADEMY INCORPORATED, a Utah nonprofit corporation, who duly acknowledged to me that he executed this Special Warranty Deed in his capacity as Chair of SUMMIT ACADEMY INCORPORATED with full authority to do so.

Monica Fowles
Notary Public

(seal)



**EXHIBIT A
PROPERTY DESCRIPTION**

A parcel of land lying and situate in the Southwest quarter of the Southwest quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah. Said Parcel being a portion of that particular parcel of land described in that certain Correction Special Warranty Deed recorded as Entry 10552730 in Book 9655 at Page 4777 of the Salt Lake County records, and a portion of that particular parcel of land described in that certain Correction Special Warranty Deed recorded as Entry 10552732 in Book 9655 at Page 4786 of said records, and a portion of that particular parcel of land described in that certain Correction Special Warranty Deed recorded as Entry 10552731 in Book 9655 at Page 4781 of said records. Basis of bearing for subject parcel being North 00°08'07" East 2632.68 feet (measured) coincident with the West line of the Southwest quarter of said Section 12. Subject parcel being more particularly described as follows:

Beginning at the Southwest corner of said Section 12; thence North 00°08'07" East 787.49 feet coincident with said West quarter section line to a Number 5 rebar and plastic cap stamped PLS 356548 and the true point of beginning; thence North 00°08'07" East 417.43 feet coincident with said section line to a Number 5 rebar and cap stamped PLS 356548; thence North 89°45'20" East 417.43 feet to a Number 5 rebar and cap stamped PLS 356548; thence South 00°08'07" West 417.43 feet to a Number 5 rebar and plastic cap stamped PLS 356548; thence South 89°45'20" West 417.43 feet to the point of beginning.

33-12-300-068

11181375
5/12/2011 11:19:00 AM \$14.00
Book - 9924 Pg - 457-459
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, RETURN TO:

Brian Barnhill
OSBORNE & BARNHILL, P.C.
11576 S. State Street
Suite 204
Draper, UT 84020

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, **ATHENAIS INVESTMENTS, LLC, a Utah limited liability company**, as grantor ("Grantor"), hereby grants and conveys, and warrants only against all who claim by, through or under Grantor (and no others), **SUMMIT ACADEMY HIGH SCHOOL, a Utah non-profit corporation** as grantee, the property located in Salt Lake County, Utah, and described more fully on Exhibit A attached hereto;

TOGETHER with all easements, rights, privileges, benefits, and hereditaments appurtenant or related thereto, and all improvements located thereon; and

SUBJECT TO all zoning regulations and ordinances, all applicable laws, taxes, assessments, all matters, conditions, or issues that an accurate survey or inspection of the applicable property would disclose, and all matters, rights, interests, easements, and encumbrances of record enforceable at law or in equity.

IN WITNESS WHEREOF, this Special Warranty Deed is executed to be effective as of the 12th day of May, 2011.

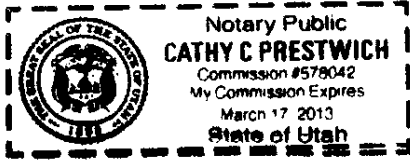
ATHENAIS INVESTMENTS, LLC,
a Utah limited liability company

By: [Signature]
Name: MARC HEB
Its: MANAGER

By: [Signature]
Name: Ronald H. Thorne
Its: manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

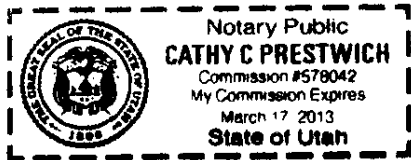
On this 11th day of May, 2011, personally appeared before me Mark Shea, known or satisfactorily proved to me to be the Manager of Athenais Investments, LLC, a Utah limited liability company who acknowledged to me that he signed the foregoing instrument for an in behalf of said limited liability company.



Cathy C. Prestwich
Notary Public for Utah

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 11th day of May, 2011, personally appeared before me Ronald H. Thorne, known or satisfactorily proved to me to be the Manager of Athenais Investments, LLC, a Utah limited liability company who acknowledged to me that he signed the foregoing instrument for an in behalf of said limited liability company.



Cathy C. Prestwich
Notary Public for Utah

Exhibit A

A parcel of land lying and situate in the Southwest Quarter of the Southwest Quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah. Comprising 14.43 acres, 628,570 sq. ft., 8.90 acres of that particular parcel of land described in that certain Correction Special Warranty Deed recorded as Entry 10552730, in Book 9655, at Page 4777 of the Salt Lake County Records, 4.09 acres of that particular parcel of land described in that certain Correction special Warranty Deed recorded as Entry 10552731, in Book 9655, at Page 4786 of said Records of said Records, and 1.43 acres of that particular parcel of land described in that certain Corrective Special Warranty Deed recorded as Entry 10552732, in Book 9655, at Page 4786 of said Records. Basis of Bearing for subject parcel being North 00°08'07" East 2632.68 feet (measured) coincident with the west line of the Southwest Quarter of said Section 12. Subject parcel being more particularly described as follows:

Beginning at the Southwest Corner of said Section 12, thence North 00°08'07" East 787.49 feet coincident with said west quarter section line to a number 5 rebar and plastic cap stamped PLS 356548;

Thence North 89°45'20" East 417.43 feet to a number 5 rebar and cap stamped PLS 356548;

Thence North 00°08'07" East 417.43 feet to a number 5 rebar and cap stamped PLS 356548;

Thence North 89°45'20" East 595.58 feet to a number 5 rebar and cap stamped PLS 356548 and a point on the arc of an 1185.00 foot radius curve to the left (center bears South 46°41'40" East);

Thence southwesterly 285.82 feet along the arc of said curve through a central angle of 13°49'10" to a number 5 rebar and cap stamped PLS 356548 and a point of compound curvature;

Thence southwesterly 1080.30 feet along the arc of a 6156.00 foot radius curve to the left (center bears South 60°30'50" East) through a central angle of 10°03'17" to a number 5 rebar and cap stamped PLS 356548 and a point on the south line of said Section 12;

Thence North 89°39'39" West 399.96 feet coincident with said section line to the point of beginning.

TAX PARCEL NUMBERS: 33-12-300-069-0000

Note: The sizes, square footages and/or acreages disclosed above with respect to the real property described above are given for informational purposes only and are not guaranteed or warranted by Grantor under this deed.

<p>WHEN RECORDED RETURN TO: Summit Academy High School 1285 East 13200 South Draper, Utah 84020</p>	<p>11949989 11/21/2014 11:04:00 AM \$12.00 Book - 10276 Pg - 3389-3390 Gary W. Ott Recorder, Salt Lake County, UT ADVANCED TITLE SLC BY: eCASH, DEPUTY - EF 2 P.</p> <p>Space above for County Recorder's use</p>
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TAX SERIAL # 33-11-478-013-0000

SPECIAL WARRANTY DEED

4 INDEPENDENCE, LLC, a Utah limited liability company (“**Grantor**”), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor to SUMMIT ACADEMY HIGH SCHOOL (“**Grantee**”), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the “**Property**”), which is located in Salt Lake County, State of Utah, and is more particularly described as follows:

Lot 401B, Heritage Industrial Park Phase 4A Amended, according to the official Plat thereof as recorded in the Recorder’s Office of Salt Lake County, State of Utah, on July 15, 2013, as Entry Number 11683537, in Book 2013P, at Page 133 (the “**Property**”).

SUBJECT TO all existing easements, rights of way, encumbrances, and other matters of record with the office of the Salt Lake County Recorder, including but not limited to the effects of that certain Warranty Deed dated September 9, 2013, recorded with the Salt Lake County Recorder on September 10, 2013, as Entry No. 11721543, at Book 10176, Page 2781 (the “**Lot 401A Deed**”) (and specifically including the access and utilities easements burdening the Property, which easements were granted in favor of the grantee under such Lot 401A Deed).

[Signature on Next Page.]

WITNESS the hand of said Grantor this 20 day of November, 2014.

GRANTOR:

4 INDEPENDENCE, LLC, a Utah limited
Liability company

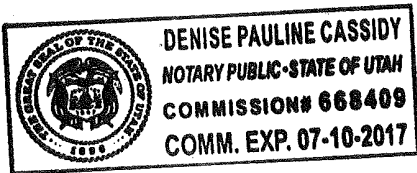
By: DAI PARTNERS, LLC, a Utah limited
liability company, its Manager

By: [Signature]
Nathan D. Shipp, Manager

STATE OF UTAH)
)ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20 day of November, 2014, by Nathan D. Shipp, as a manager of DAI Partners, LLC, a Utah limited liability company, which is a manager of 4 Independence, LLC, a Utah limited liability company, on behalf of said limited liability company.

[Signature]
Notary Public



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