

Mail Recorded Deed & Tax Notice To:  
John Hancock Charter School Foundation  
125 North 100 East  
Pleasant Grove, UT 84062

ENT 1962:2023 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2023 Jan 11 03:15 PM FEE 40.00 BY AR  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



**COTTONWOOD  
TITLE**

File No.: 159178-MCF

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## **SPECIAL WARRANTY DEED (Corrective)**

**John Hancock Charter School Foundation, a Utah Non-Profit corporation, who erroneously acquired title as John Hancock Charter School, a Utah Non-Profit Corporation, as to Parcel 1;**

**GRANTOR(S)** of Pleasant Grove, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**John Hancock Charter School Foundation, a Utah Non-Profit corporation**

**GRANTEE(S)** of Pleasant Grove, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 03-050-0013 (for reference purposes only)

*[Signature on following page]*

Dated this 6 day of January, 2023.

John Hancock Charter School Foundation, a Utah Non-Profit corporation

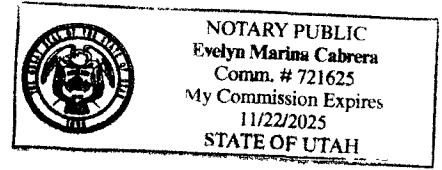
BY:   
Kim Frank, Board Chair

STATE OF UTAH

COUNTY OF UTAH

On this 6 day of January, 2023, before me, personally appeared Kim Frank, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of John Hancock Charter School Foundation, a Utah Non-Profit corporation.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Commencing at the Southeast corner of Lot 1 and Block 49, Plat "A", Pleasant Grove City Survey of Building Lots; thence North 360 feet to the Northeast corner of said Lot 1; thence West 165 feet along said lot line; thence South 360 feet to the South line of said Lot 1; thence East 165 feet to the place of beginning.

**TAX ID NO.:** 03-050-0013 (for reference purposes only)



Mail Recorded Deed & Tax Notice To:  
John Hancock Charter School Foundation  
588 West 3300 North  
Pleasant Grove, UT 84062

ENT 117588:2022 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2022 Nov 14 02:27 PM FEE 40.00 BY MC  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



File No.: 162411-MCF

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## WARRANTY DEED

NCS Development, LLC, a Utah limited liability company

**GRANTOR(S)** of Kaysville, State of Utah, hereby Conveys and Warrants to

John Hancock Charter School Foundation, a Utah non-profit corporation

**GRANTEE(S)** of Pleasant Grove, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

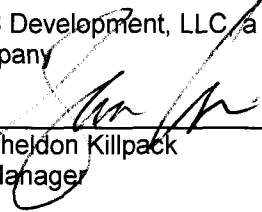
**TAX ID NO.:** 66-921-0127 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 14th day of November, 2022.

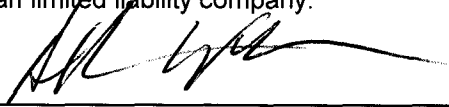
NCS Development, LLC, a Utah limited liability company

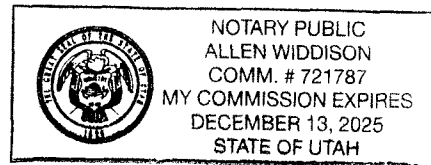
BY:   
Sheldon Killpack  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 14th day of November, 2022, before me, personally appeared Sheldon Killpack, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of NCS Development, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Lot 127, SCARLET RIDGE PHASE "A" PLAT "1A", according to the official plat thereof as recorded in the office of the Utah County Recorder on November 8, 2022 as Entry No. 116509:2022, being more particularly described as follows:

Beginning at a point located North  $0^{\circ}10'12''$  East along section line 1710.58 feet and West 402.00 feet from the East Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North  $89^{\circ}56'03''$  West 643.57 feet; thence North  $0^{\circ}10'27''$  East 371.21 feet; thence along the arc of a 326.50 foot radius curve to the left 124.64 feet through a central angle of  $21^{\circ}52'18''$  (chord bears North  $10^{\circ}45'42''$  West 123.88 feet); thence North  $21^{\circ}41'50''$  West 152.18 feet; thence along the arc of a 15.00 foot radius curve to the right 26.33 feet through a central angle of  $100^{\circ}33'59''$  (chord bears North  $28^{\circ}35'09''$  East 23.08 feet); thence North  $78^{\circ}52'09''$  East 0.10 feet; thence along the arc of a 262.00 foot radius curve to the right 51.20 feet through a central angle of  $11^{\circ}11'48''$  (chord bears North  $84^{\circ}28'03''$  East 51.12 feet); thence South  $89^{\circ}56'03''$  East 435.67 feet; thence South  $0^{\circ}03'57''$  West 195.00 feet; thence South  $89^{\circ}56'03''$  East 225.75 feet; thence South  $0^{\circ}10'12''$  West 464.50 feet to the point of beginning.

PARCEL 1A:

Non-exclusive access and utility easement, appurtenant to Parcel 1 described herein, as more particularly described in that certain Access and Easement Agreement recorded December 17, 2020 as Entry No. 201373:2020.

PARCEL 1B:

Non-exclusive access and utility easements, appurtenant to Parcel 1 described herein, as more particularly described in that certain Access and Easement Agreement recorded December 28, 2020 as Entry No. 208135:2020.

PARCEL 1C:

Non-exclusive access and utility easement, appurtenant to Parcel 1 described herein, as more particularly described in that certain Access and Easement Agreement recorded December 28, 2020 as Entry No. 208144:2020.

PARCEL 1D:

Non-exclusive roadway and utility easements, appurtenant to Parcel 1 described herein, as more particularly described in that certain Roadway & Utility Access Easement recorded July 15, 2021 as Entry No. 125171:2021.

**COURTESY RECORDING**

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. HIGHLAND TITLE AGENCY hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

ENT 201726:2020 PG 1 of 3  
Jeffery Smith  
Utah County Recorder  
2020 Dec 17 04:31 PM FEE 40.00 BY SM  
RECORDED FOR Highland Title  
ELECTRONICALLY RECORDED

**WHEN RECORDED RETURN TO:**

Mail Tax Statement to:

Zane R. Berry

534 Canyon View Drive  
Pleasant Grove, UT 84062

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Parcel No.: 59-019-0015

**SPECIAL WARRANTY DEED**

(Individual Form)

**Weston Glade Berry, Zane R. Berry and Steven Glade Berry**

**GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

**Weston Glade Berry, Zane R. Berry and Steven Glade Berry, all as Joint Tenants**

**GRANTEE**,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Utah County, State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as No Situs Address, Eagle Mountain, UT 84005

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2020 and thereafter.



WITNESS, the hand of said grantor this 15th day of DECEMBER, 2020.

Weston Glade Berry  
Weston Glade Berry

Zane R. Berry  
Zane R. Berry

Steven Glade Berry  
Steven Glade Berry

State of Utah  
County of Utah

On this 15th day of DECEMBER, 2020, before me, the undersigned Notary Public, personally appeared Weston Glade Berry, Zane R. Berry and Steven Glade Berry, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

LISA W. LOTT  
Notary Public  
My commission expires: August 04, 2022



**EXHIBIT "A"**

**COMMENCING SOUTH 1.35 FEET AND EAST 946.75 FEET FROM THE NORTH  $\frac{1}{4}$  CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89 DEGREES 55' 14" EAST 370.64 FEET; THENCE SOUTH 0 DEGREES 5' 25" WEST 827.87 FEET; THENCE NORTH 89 DEGREES 56' 3" WEST 398.07 FEET; THENCE NORTH 1 DEGREE 59' 17" EAST 828.43 FEET TO THE POINT OF BEGINNING.**