

When Recorded, Return To:

Kirton & McConkie
Attn: Joel D. Wright
60 East South Temple Suite 1800
Salt Lake City, Utah 84145-0120

E 2546143 B 5087 P 730-732
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/13/2010 1:46:00 PM
FEE \$20.00 Pgs: 3
DEP eCASH REC'D FOR FOUNDERS TITLE CO - LAYTON

Tax Parcel Nos. 12-091-0101
12-091-0100
12-091-0099
12-091-0098
12-091-0095
12-091-0102

D-44643

(Space above for Recorder's use only)

QUITCLAIM DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, SYRACUSE SCHOOL DEVELOPMENT II, L.L.C., a Utah limited liability company, who took title as SYRACUSE SCHOOL DEVELOPMENT II, LLC, a Utah limited liability company ("Grantor"), whose address is 352 North Flint Street Kaysville, Utah 84037, hereby quitclaims to SYRACUSE ARTS ACADEMY, a Utah non-profit corporation ("Grantee"), whose address is 2893 West 1700 South, Syracuse, Utah 84075, the following described property situated in Davis 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.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 12 day of August, 2010.

Grantor: SYRACUSE SCHOOL DEVELOPMENT II, L.L.C.,
a Utah limited liability company

By: _____

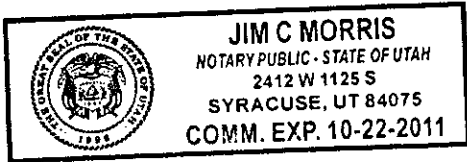
Name (Print): Joel Stevenson

Its: Manager

[notary acknowledgement is on following page.]

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On this 12 day of August, 2010, personally appeared before me JED STEVENSON, 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 SYRACUSE SCHOOL DEVELOPMENT II, L.L.C., a Utah limited liability company, and acknowledged to me that said company executed the same.



[Handwritten Signature]
Notary Public

EXHIBIT A

to Quitclaim Deed

(Legal Description of the Property)

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

PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SYRACUSE, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT WHICH IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 1700 SOUTH AND 3000 WEST STREETS, SAID POINT ALSO BEING LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 33.01 FEET AND SOUTH 00°10'17" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE SOUTH 89°49'43" EAST ALONG THE SOUTH LINE OF SAID 1700 SOUTH STREET 789.90 FEET; THENCE SOUTH 0°10'17" WEST 272.00 FEET; THENCE NORTH 89°49'43" WEST 51.95 FEET; THENCE SOUTH 0°09'23" WEST 177.91 FEET; THENCE NORTH 89°49'43" WEST 381.88 FEET; THENCE NORTH 0°09'23" EAST 177.91 FEET; THENCE NORTH 89°49'43" WEST 356.01 FEET TO THE EAST LINE OF 3000 WEST STREET; THENCE NORTH 00°09'07" EAST 272.00 FEET ALONG THE EAST LINE OF 3000 WEST STREET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE to be created)

EASEMENT TO USE PARKING LOT FACILITIES LOCATED WITH THE FOLLOWING PROPERTY.

BEGINNING AT A POINT WHICH LIES 305.30 FEET SOUTH 00°09'33" WEST ALONG THE WEST SECTION LINE OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND 33.00 FEET SOUTH 89°50'42" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°50'42" EAST 355.98 FEET; THENCE SOUTH 00°09'41" WEST 387.05 FEET; THENCE NORTH 89°47'06" WEST 355.96 FEET; THENCE NORTH 00°09'33" EAST 386.67 FEET TO THE POINT OF BEGINNING.