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11/20/2015 4:28:00 PM \$14.00  
Book - 10381 Pg - 3364-3366  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

**WHEN RECORDED, MAIL TO:**

J. Gregory Lake, Esq.  
Lake & Cobb, PLC  
1095 W. Rio Salado Parkway, Suite 206  
Tempe, Arizona 85281  
713093-A

**SPECIAL WARRANTY DEED**  
(Purchase Parcel)

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **FORT HERRIMAN CROSSING, LLC**, a Utah limited liability company does hereby convey to **RJ UTAH I, LLC**, an Idaho limited liability company, the real property legally described on Exhibit "A" attached hereto and made a part hereof (the "**Property**").

**TOGETHER** with all tenements, hereditaments and appurtenances to the Property.

**SUBJECT TO** all current taxes, patent reservations, all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record or to which reference is made in the public records, any and all conditions, easements, encroachments, rights-of-way, restrictions and use regulations of any municipality, county, state or the United States affecting the Property.

Grantor warrants title to the Property, subject to matters set forth above, against its own acts, but not the acts of others.

**IN WITNESS WHEREOF**, Grantor has executed this Deed as of the 20<sup>th</sup> day of November, 2015.

**GRANTOR:**

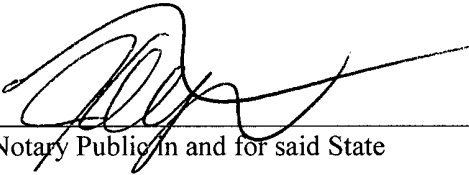
**FORT HERRIMAN CROSSING, LLC**, a  
Utah limited liability company

By:   
Its: MANAGER

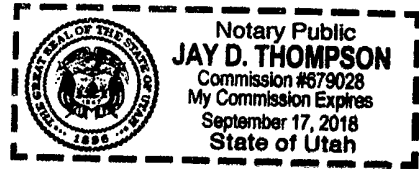
STATE OF Utah )  
 ) ss.  
County of Salt Lake )

On November 20<sup>th</sup>, 2015, before me, personally appeared J. Ryan Burton, Manager, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public in and for said State

My Commission Expires:  
\_\_\_\_\_



**EXHIBIT "A"**

Charter School – Parcel A

Beginning at a point on the Easterly Right-of-Way Line of Mustang Trail Way, said point also being North 89°59'00" West 2,302.28 feet along the section line and South 3,556.32 feet from the Northeast Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°57'57" East 766.76 feet; thence South 00°06'45" West 526.00 feet to the Northerly Right-of-Way Line of Herriman Parkway; thence South 89°57'57" West 751.76 feet along the Northerly Right-of-Way Line of Herriman Parkway; thence North 44°55'39" West 21.19 feet along the Northerly Right-of-Way Line of Herriman Parkway to the Easterly Right-of-Way Line of Mustang Trail Way; thence North 00°08'37" East 510.99 feet along the Easterly Right-of-Way Line of Mustang Trail Way to the point of beginning.