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12/27/2017 4:06:00 PM \$18.00
Book - 10633 Pg - 7729-7733
ADAM GARDINER
Recorder, Salt Lake County, UT
RJ UTAH 1 LLC
BY: eCASH, DEPUTY - EF 5 P.

CORRECTED SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PROPERTY TAX ID
26-26-401-003-0000

GRANTEE ADDRESS
THE CHARTER SCHOOL FUND - RJ, LLC
PO BOX 1598
BOISE, ID 83701

STATE OF UTAH §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SALT LAKE §

WHEREAS that certain SPECIAL WARRANTY DEED Recorded on March 6, 2017 by the Salt Lake County Recorder in the Official Public Records, Book 10535 pg. 5839-5842, contained an error that needs to be corrected. The aforementioned Document identified the incorrect Grantee. Whereas RJ UTAH I, LLC the Grantee identified in the previously recorded document, has signed this Correction in acknowledgement of the error, THEREFORE, in CORRECTION of the aforementioned Special Warranty Deed:

THAT EFFECTIVE MARCH 2, 2017, TCSFII - ARLINGTON, LLC, an Idaho limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration paid in hand, the receipt and sufficiency of which is hereby acknowledged, by **THE CHARTER SCHOOL FUND – RJ, LLC**, an Idaho limited liability company (the "**Grantee**"), whose address is P.O. Box 1598, Boise, ID 83701, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee an undivided 37.55% interest, as a tenant in common, in all that certain land situated in Salt Lake County, Utah, and described on Exhibit "A" attached hereto and incorporated herein by this reference for all purposes (the "**Land**"), together with all buildings, easements, appurtenances, rights, privileges, reversionary interests and improvements thereunto belonging or appurtenant to such Land; all right, title and interest of Grantor in and to all alleys, strips or gores of land, if any, lying adjacent to such Land, water and water rights, wells, well rights and well permits, all rights to utilities serving such Land, including all water and sewer taps and tap fees, sanitary or storm sewer capacity or reservations and rights under utility agreements with any applicable governmental or quasi-governmental entities or agencies with respect to the providing of utilities to such Land; and all right, title and interest of Grantor in and to all rights-of-way, rights of ingress or egress or other interests in, on, or to, any land, highway, street, road, or avenue, open or proposed, in, on, or across, in front of, abutting or adjoining such Land (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors, to WARRANT and

FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantor, for itself and its successors and assigns, forever waives any rights of ingress or egress or any right of use of the surface of the Property for the purpose of mining, drilling, extracting, exploring, producing, operating, developing, processing or transporting oil, gas, or other minerals or removing same.

EXECUTED this 27 day of December, 2017.

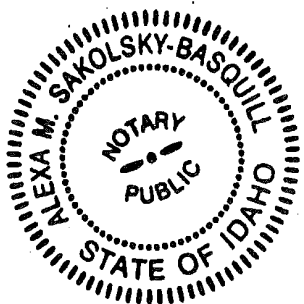
GRANTOR:

TCSFII - ARLINGTON, LLC,
an Idaho limited liability company

By: _____
Name: Jason Kotter
Title: Member/Manager, The Charter School Fund
- Eight, LLC

STATE OF IDAHO
COUNTY OF ADA

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by JASON KOTTER, member/manager of THE CHARTER SCHOOL FUND - EIGHT, LLC, the member/manager of TCSFII - ARLINGTON, LLC, on behalf of TCSFII - ARLINGTON, LLC.



A. Say-Bayill

Notary Public

My Commission Expires: 1/20/2022

EXECUTED this 27 day of December, 2017.

GRANTEE:

THE CHARTER SCHOOL FUND - RJ, LLC,
an Idaho limited liability company

By: _____

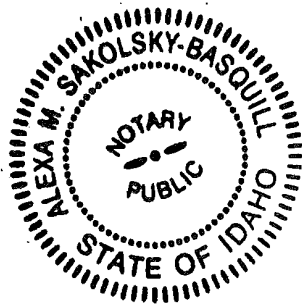
Name: Jason Kotter

Title: Manager

STATE OF IDAHO

COUNTY OF ADA

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by JASON KOTTER, Manager of THE CHARTER SCHOOL FUND - RJ, LLC.



A. Sakolsky-Basquill

Notary Public

My Commission Expires: 1/20/2022

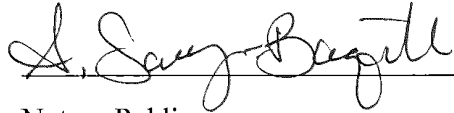
CORRECTION ACKNOWLEDGED AND APPROVED this 27 day of December, 2017.

RJ UTAH I, LLC,
an Idaho limited liability company

By: _____
Name: Jason Kotter
Title: Manager of The Charter School Fund – RJ,
LLC, the Manager of RJ Utah I, LLC

STATE OF IDAHO
COUNTY OF ADA

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by JASON KOTTER, Manager of THE CHARTER SCHOOL FUND – RJ, LLC the Manager of RJ UTAH I, LLC, on behalf of RJ UTAH I, LLC.

 _____

Notary Public

My Commission Expires: 1/20/2022

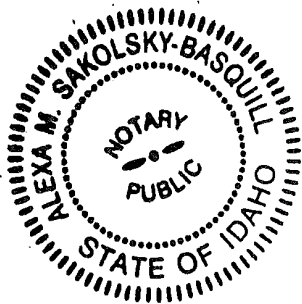


EXHIBIT "A" TO SPECIAL WARRANTY DEED

Legal Description

Charter School – Parcel A – 9.526 Acres

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.

Said property is also known by the street address of: 12309 South Mustang Trail Way

CORRECTED SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PROPERTY TAX ID
26-26-401-003-0000

GRANTEE ADDRESS
THE CHARTER SCHOOL FUND - RJ, LLC
PO BOX 1598
BOISE, ID 83701

STATE OF UTAH §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SALT LAKE §

WHEREAS that certain SPECIAL WARRANTY DEED Recorded on March 6, 2017 by the Salt Lake County Recorder in the Official Public Records, Book 10535 pg. 5835-5838, contained an error that needs to be corrected. The aforementioned Document identified the incorrect Grantee. Whereas RJ UTAH I, LLC the Grantee identified in the previously recorded document, has signed this Correction in acknowledgement of the error, THEREFORE, in CORRECTION of the aforementioned Special Warranty Deed:

THAT EFFECTIVE MARCH 2, 2017 RJ FORT WORTH I, LLC, an Idaho limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration paid in hand, the receipt and sufficiency of which is hereby acknowledged, by **THE CHARTER SCHOOL FUND – RJ, LLC**, an Idaho limited liability company (the "**Grantee**"), whose address is P.O. Box 1598, Boise, ID 83701, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee an undivided 5.46% interest, as a tenant in common, in all that certain land situated in Salt Lake County, Utah, and described on Exhibit "A" attached hereto and incorporated herein by this reference for all purposes (the "**Land**"), together with all buildings, easements, appurtenances, rights, privileges, reversionary interests and improvements thereunto belonging or appurtenant to such Land; all right, title and interest of Grantor in and to all alleys, strips or gores of land, if any, lying adjacent to such Land, water and water rights, wells, well rights and well permits, all rights to utilities serving such Land, including all water and sewer taps and tap fees, sanitary or storm sewer capacity or reservations and rights under utility agreements with any applicable governmental or quasi-governmental entities or agencies with respect to the providing of utilities to such Land; and all right, title and interest of Grantor in and to all rights-of-way, rights of ingress or egress or other interests in, on, or to, any land, highway, street, road, or avenue, open or proposed, in, on, or across, in front of, abutting or adjoining such Land (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors, to WARRANT and

FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantor, for itself and its successors and assigns, forever waives any rights of ingress or egress or any right of use of the surface of the Property for the purpose of mining, drilling, extracting, exploring, producing, operating, developing, processing or transporting oil, gas, or other minerals or removing same.

EXECUTED this 27 day of December, 2017.

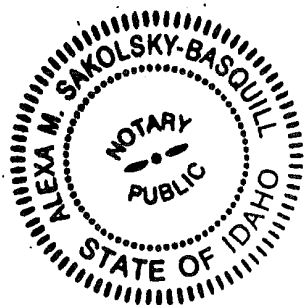
GRANTOR:

RJ FORT WORTH I, LLC,
an Idaho limited liability company

By: _____
Name: Jason Kotter
Title: Member/Manager, The Charter School Fund
- RJ, LLC

STATE OF IDAHO
COUNTY OF ADA

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by JASON KOTTER, member/manager of THE CHARTER SCHOOL FUND - RJ, LLC, the member/manager of RJ FORT WORTH I, LLC, on behalf of RJ FORT WORTH I, LLC.



Alex M. Sakolsky-Basquill

Notary Public

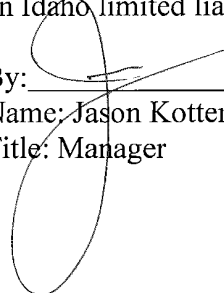
My Commission Expires: 1/20/2022

EXECUTED this 27 day of December, 2017.

GRANTEE:

THE CHARTER SCHOOL FUND - RJ, LLC,
an Idaho limited liability company

By: _____
Name: Jason Kotter
Title: Manager



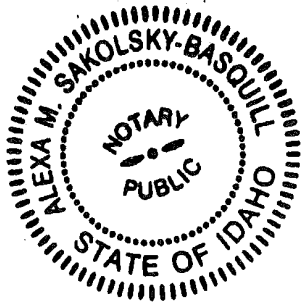
STATE OF IDAHO
COUNTY OF ADA

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by JASON KOTTER, Manager of THE CHARTER SCHOOL FUND – RJ, LLC.

A. Saeg Bayle

Notary Public

My Commission Expires: 1/26/2022



CORRECTION ACKNOWLEDGED AND APPROVED this 27 day of December, 2017.

RJ UTAHI, LLC
an Idaho limited liability company

By: _____
Name: Jason Kotter
Title: Manager

STATE OF IDAHO
COUNTY OF ADA

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by JASON KOTTER, Manager of RJ UTAHI, LLC.

A. Sally Basquill

Notary Public

My Commission Expires: 1/20/2022

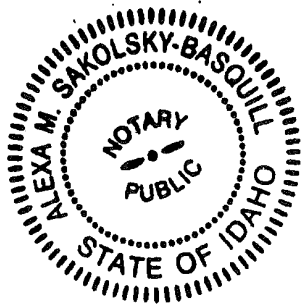


EXHIBIT "A" TO SPECIAL WARRANTY DEED

Legal Description

Charter School – Parcel A – 9.526 Acres

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.

Said property is also known by the street address of: 12309 South Mustang Trail Way

12687562
12/27/2017 4:06:00 PM \$18.00
Book - 10633 Pg - 7724-7728
ADAM GARDINER
Recorder, Salt Lake County, UT
RJ UTAH 1 LLC
BY: eCASH, DEPUTY - EF 5 P.

CORRECTED SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PROPERTY TAX ID
26-26-401-003-0000

GRANTEE ADDRESS
THE CHARTER SCHOOL FUND - RJ, LLC
PO BOX 1598
BOISE, ID 83701

STATE OF UTAH §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SALT LAKE §

WHEREAS that certain SPECIAL WARRANTY DEED Recorded on March 6, 2017 by the Salt Lake County Recorder in the Official Public Records, Book 10535 pg. 5843-5846, contained an error that needs to be corrected. The aforementioned Document identified the incorrect Grantee. Whereas RJ UTAH I, LLC the Grantee identified in the previously recorded document, has signed this Correction in acknowledgement of the error, THEREFORE, in CORRECTION of the aforementioned Special Warranty Deed:

THAT EFFECTIVE MARCH 2, 2017, THE CHARTER SCHOOL FUND - BP, LLC, an Idaho limited liability company (“*Grantor*”), for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration paid in hand, the receipt and sufficiency of which is hereby acknowledged, by **THE CHARTER SCHOOL FUND – RJ, LLC**, an Idaho limited liability company (the “*Grantee*”), whose address is P.O. Box 1598, Boise, ID 83701, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee an undivided 10.76% interest, as a tenant in common, in all that certain land situated in Salt Lake County, Utah, and described on Exhibit “A” attached hereto and incorporated herein by this reference for all purposes (the “*Land*”), together with all buildings, easements, appurtenances, rights, privileges, reversionary interests and improvements thereunto belonging or appurtenant to such Land; all right, title and interest of Grantor in and to all alleys, strips or gores of land, if any, lying adjacent to such Land, water and water rights, wells, well rights and well permits, all rights to utilities serving such Land, including all water and sewer taps and tap fees, sanitary or storm sewer capacity or reservations and rights under utility agreements with any applicable governmental or quasi-governmental entities or agencies with respect to the providing of utilities to such Land; and all right, title and interest of Grantor in and to all rights-of-way, rights of ingress or egress or other interests in, on, or to, any land, highway, street, road, or avenue, open or proposed, in, on, or across, in front of, abutting or adjoining such Land (collectively, the “*Property*”).

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against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantor, for itself and its successors and assigns, forever waives any rights of ingress or egress or any right of use of the surface of the Property for the purpose of mining, drilling, extracting, exploring, producing, operating, developing, processing or transporting oil, gas, or other minerals or removing same.

EXECUTED this 27 day of December, 2017.

GRANTOR:

THE CHARTER SCHOOL FUND – BP, LLC,
an Idaho limited liability company

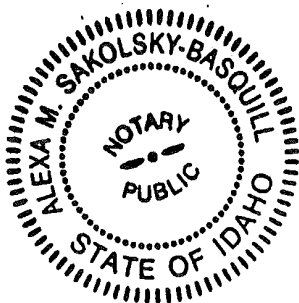
By: _____

Name: Jason Kotter

Title: Member/Manager, The Charter School Fund
– PWB, LLC

STATE OF IDAHO
COUNTY OF ADA

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by JASON KOTTER, member/manager of THE CHARTER SCHOOL FUND – PWB, LLC, the member/manager of THE CHARTER SCHOOL FUND – BP, LLC, on behalf of THE CHARTER SCHOOL FUND – BP, LLC.



A. Saly Basquill

Notary Public

My Commission Expires: 1/20/2022

EXECUTED this 27 day of December, 2017.

GRANTEE:

THE CHARTER SCHOOL FUND - RJ, LLC,
an Idaho limited liability company

By: _____
Name: Jason Kotter
Title: Manager

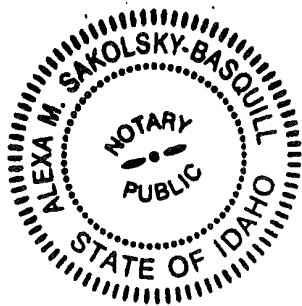
STATE OF IDAHO
COUNTY OF ADA

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by JASON KOTTER, Manager of THE CHARTER SCHOOL FUND – RJ, LLC.

A. Sally Basquill

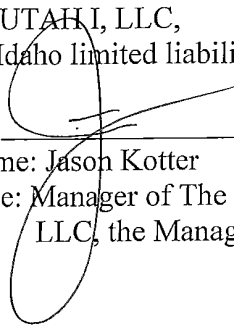
Notary Public

My Commission Expires: 1/20/2022



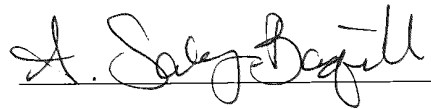
CORRECTION ACKNOWLEDGED AND APPROVED this 27 day of December, 2017.

RJ UTAHI, LLC,
an Idaho limited liability company

By: 
Name: Jason Kotter
Title: Manager of The Charter School Fund – RJ,
LLC, the Manager of RJ Utah I, LLC

STATE OF IDAHO
COUNTY OF ADA

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by JASON KOTTER, Manager of THE CHARTER SCHOOL FUND – RJ, LLC the Manager of RJ UTAHI, LLC, on behalf of RJ UTAHI, LLC.



Notary Public

My Commission Expires: 1/20/2022

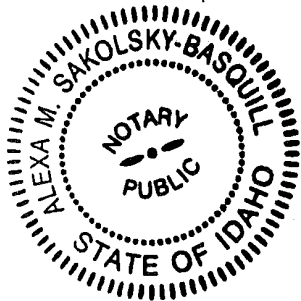


EXHIBIT "A" TO SPECIAL WARRANTY DEED

Legal Description

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