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7/16/2008 2:26:00 PM \$22.00  
Book - 9627 Pg - 1161-1166  
Gary W. Ott  
Recorder, Salt Lake County, UT  
HICKMAN LAND TITLE CO  
BY: eCASH, DEPUTY - EF 6 P.

**When Recorded, Return To:**

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

Tax Parcel No. 21-18-352-012

(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, KEARNS UTAH CHARTER HOLDING, LLC, a Utah limited liability company, GLOBAL PROPERTY 2000, LLC, and MONTY B. HARDY ("Grantors"), whose address is 88 West Center Street, Logan, Utah 84321, hereby conveys and warrants, against all claiming by, through, or under Grantor, to ENTHEOS ACADEMY, a Utah non-profit corporation ("Grantee"), whose address is 4702 West 6200 South, Kearns, Utah 84118, the following described property situated in Salt Lake 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.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15 day of July, 2008.

Grantor(s): KEARNS UTAH CHARTER HOLDING, LLC,  
a Utah limited liability company

By:   
Name: LANCE ZOLLINGER, Manager

GLOBAL PROPERTY 2000, LLC,  
a Utah limited liability company

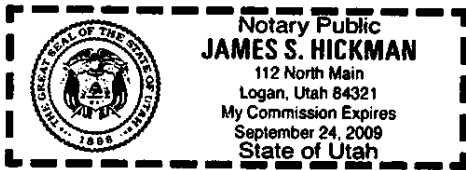
By:   
Name: LANCE ZOLLINGER, Manager

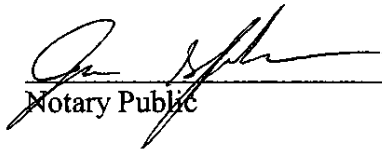
\_\_\_\_\_  
MONTY B. HARDY, Individually

*[notary acknowledgement on following page.]*

STATE OF UTAH )  
 ) ss.  
COUNTY OF CACHE )

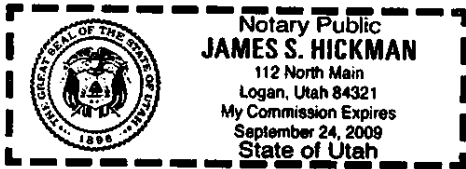
On this 15 day of July, 2008, personally appeared before me LANCE ZOLLINGER, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the Manager of KEARNS UTAH CHARTER HOLDING, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.

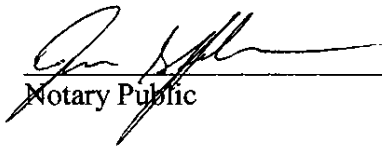


  
\_\_\_\_\_  
Notary Public

STATE OF UTAH )  
 ) ss.  
COUNTY OF CACHE )

On this 15 day of July, 2008, personally appeared before me LANCE ZOLLINGER, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the Manager of GLOBAL PROPERTY 2000, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



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

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH )  
 ) SS  
County of )

On the 15 day of July A.D. 2008 personally appeared before me MONTY B. HARDY, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Commission expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_  
Notary Public

**When Recorded, Return To:**

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

Tax Parcel No. 21-18-352-012

(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

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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.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.


IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15 day of July, 2008.

Grantor(s): KEARNS UTAH CHARTER HOLDING, LLC,  
a Utah limited liability company

By: \_\_\_\_\_  
Name: LANCE ZOLLINGER, Manager

GLOBAL PROPERTY 2000, LLC,  
a Utah limited liability company

By: \_\_\_\_\_  
Name: LANCE ZOLLINGER, Manager

  
\_\_\_\_\_  
MONTY B. HARDY, Individually

*[notary acknowledgement on following page.]*

STATE OF UTAH )

) ss.  
COUNTY OF CACHE )

On this 15 day of July, 2008, personally appeared before me LANCE ZOLLINGER, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the Manager of KEARNS UTAH CHARTER HOLDING, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.

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

STATE OF UTAH )

) ss.  
COUNTY OF CACHE )

On this 15 day of July, 2008, personally appeared before me LANCE ZOLLINGER, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the Manager of GLOBAL PROPERTY 2000, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.

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

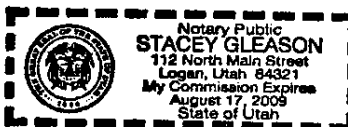
INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH )  
SS  
County of Salt Lake )

On the 15<sup>th</sup> day of July A.D. 2008 personally appeared before me MONTY B. HARDY, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Commission expires: 8-17-2009  
Residing in: South Jordan, Utah

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



**EXHIBIT A**

to Special Warranty Deed

(Legal Description of the Property)

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

Parcel 1:

A parcel of land situated in the Southwest Quarter of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, being more particularly described as follow: Commencing at the Salt Lake County Survey Monument found marking the Southwest corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running 486.62 feet North 0°32'00" West along the West line of said Section 18, thence 443.66 feet East to a point on the Easterly right of way line of the Denver and Rio Grande Western Railroad which is the point of beginning; thence running Northerly 127.51 feet along the arc of a 5679.65 foot radius curve to the right (Note: chord to said curve bears North 18°59'09" East for a distance of 127.50 feet) along said Easterly right of way line; thence along said Easterly right of way line North 19°29'38" East 262.07 feet; thence South 89°56'16" East 415.19 feet (South 89°56'16" East 414.59 feet, by record); thence South 0°32'00" East 367.77 feet; thence North 89°56'16" West 547.55 feet to the point of beginning.

Parcel 1A:

Together with a non-exclusive access easement described as follows:

A parcel of land situated in the Southwest Quarter of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, being more particularly described as follows:

Commencing at the Salt Lake County Survey Monument found marking the Southwest corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian thence East 964.92 feet; thence North 38.22 feet to the North right of way line of 6200 South Street; thence South 89°53'38" East 25.94 feet along said right of way line to the point of beginning and running thence continuing along said right of way line South 89°53'38" East 32.47 feet; thence North 00°32'00" West 815.65 feet; thence North 89°56'16" West 32.48 feet; thence South 00°32'03" East 815.62 feet to the point of beginning.

Basis of Bearing is North 00°32'00" West between the Southwest corner of Section and the West Quarter corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian.

Parcel 1B:

A parcel of land situated in the Southwest Quarter of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, being more particularly described as follow:

Commencing at the Salt Lake County Survey Monument found marking the Southwest Corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian thence East 964.92 feet; thence North 38.22 feet to the north right of way line of 6200 South Street and the POINT OF BEGINNING and running thence 26.29 feet along a curve to the left with a radius of 35.96 feet, a central angle of 41°53'28" and a chord that bears North 24°21'05" East 25.71 feet; thence North 00°32'00" West 424.40 feet; thence South 89°56'16" East 15.11 feet; thence South 00°32'00" East 447.86 feet to the north right of way of 6200 South Street; thence along said right of way North 89°53'38" West 25.94 feet to the point of beginning.

Basis of Bearing is North 00°32'00" West between the Southwest Corner of Section and the West Quarter Corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base & Meridian.

**EXHIBIT B**

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2008, and subsequent years, not yet due and payable.  
Tax Parcel No. 21-18-352-012. (2007 taxes were paid in the amount of \$46,961.07)  
Taxing District No. 24M
2. Said property is included within the boundaries of Taylorsville Bennion Improvement District, and is subject to the charges and assessments thereof. All charges are currently paid and no charges or assessments are currently a lien against the land. (Phone No. 801-968-9081)
3. DELETED
4. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantee: US West Communications  
Dated: January 15, 1996  
Recorded: January 29, 1996  
Entry No: 6266222  
Book/Page: 7317/1274  
(Exact location not defined)
5. Easement, including the terms and conditions therein, as disclosed in that certain Warranty Deed, dated July 16, 2002, recorded August 8, 2002, as Entry No. 8316714, in Book 8630, at Page 6501. (Affects Parcel 1A only)
6. DELETED
7. DELETED
8. DELETED
9. DELETED
10. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantee: Taylorsville-Bennion Improvement District  
Recorded: August 18, 2003  
Entry No: 8617493  
Book/Page: 8780/4976
11. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantee: Taylorsville-Bennion Improvement District  
Recorded: August 18, 2003  
Entry No: 8617494  
Book/Page: 8780/4978
12. Easement AND conditions contained therein:  
Grantor: JLC Investments, L.L.C.  
Grantee: Questar Gas Company  
Date: June 19, 2006  
Recorded: June 30, 2006  
Entry No.: 9769626  
Book/Page: 9315/9284

10479402  
7/16/2008 2:26:00 PM \$14.00  
Book - 9627 Pg - 1167-1168  
Gary W. Ott  
Recorder, Salt Lake County, UT  
HICKMAN LAND TITLE CO  
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Attn: Joel D. Wright  
60 East South Temple Suite 1800  
Salt Lake City, Utah 84145-0120

Tax Id. No. 21-18-352-012

(Space above for Recorder's use only)

**QUITCLAIM DEED**

CHARTER HOLDINGS, LLC, a Utah limited liability company ("Grantor"), hereby quitclaims to ENTHEOS ACADEMY, a Utah non-profit corporation, whose address is 4702 West 6200 South, Kearns, Utah 84118 ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described property situated in Salt Lake County, Utah, to wit:

See Exhibit A attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use and benefit of Grantee, and Grantee's successors and assigns, forever.

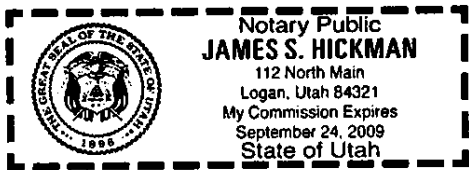
WITNESS the hand of said Grantor, this 15 day of July, 2008.

**Grantor:** CHARTER HOLDINGS, LLC,  
a Utah limited liability company

By: *Blake E. Dursteler*  
Name: Blake E. Dursteler  
Its: Manager

STATE OF UTAH            )  
  ss.  
COUNTY OF CACHE    )

On this 15 day of July, 2008, personally appeared before me BLAKE E. DURSTELER, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the Manager of CHARTER HOLDINGS, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



*James S. Hickman*  
Notary Public

## EXHIBIT A

### (Legal Description of the Property)

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Basis of Bearing is North 00°32'00" West between the Southwest corner of Section and the West Quarter corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian.

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