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8/20/2013 11:55:00 AM \$20.00
Book - 10170 Pg - 5208-5213
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE LAYTON
BY: eCASH, DEPUTY - EF 6 P.

When Recorded, Return To:

Kirton McConkie
Attn: Joel Wright
518 West 800 North, Suite 204
Orem, Utah 84057

Tax Parcel No. 14-21-426-003

§ 505b

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, MAGNA SCHOOL DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), whose address is 352 N. Flint Street, Suite A, Kaysville, UT 84037, hereby conveys and warrants, against all claiming by, through, or under Grantor, to ENTHEOS ACADEMY, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 402 North 5500 West, Ogden, Utah 84404, 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 ____ day of Aug 19, 2013.

Grantor:

MAGNA SCHOOL DEVELOPMENT, LLC,
a Utah limited liability company

By: 

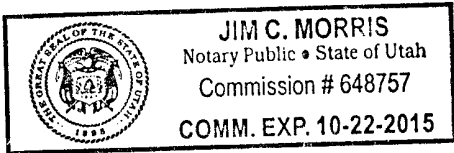
Name: SHELTON KINCAID

Its: MCIZ

[notary acknowledgement on following page.]

STATE OF UTAH)
COUNTY OF DAVIS) ss.

On this 19 day of AUGUST, 2013, personally appeared before me SHELDON KILPACK, 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 MAGNA SCHOOL DEVELOPMENT, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



Jim C. Morris
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:

A parcel located in the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian; more particularly described as:

Beginning at a point North 00°05'25" East along the East line of said Section 21, 498.54 feet and North 89°48'49" West 40.00 feet from the Southeast Corner of said Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°48'49" West 670.15 feet; thence North 00°05'25" East 325.00 feet; thence South 89°48'49" East 670.15 feet to the Westerly right of way of 7200 West (a public road); thence South 00°05'25" West along said Westerly right of way 325.00 feet to the point of beginning.

The following is shown for information purposes only: Tax Parcel No. 14-21-426-003

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2013 are now a lien, but not yet due.
Tax ID No. 14-21-426-003.
2. Said property is included within the boundaries of Magna Water Company, and is subject to the charges and assessments thereof. All charges and assessments are paid current and no charges or assessments are currently a lien against the land.
3. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: Salt Lake County, a body corporate and politic of the State of Utah
Grantee: Magna Water Company, an improvement district
Dated: March 10, 1961
Recorded: March 21, 1961
Entry No.: 1767736
Book/Page: 1789/223
4. RESERVATIONS CONTAINED IN QUITCLAIM DEED and the terms, conditions and limitations contained therein:
Recorded: May 17, 1979
Entry No.: 3280722
Book/Page: 4863/1476
5. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: Kennecott Copper Corporation, a corporation of the State of New York
Grantee: R. K. Davis d/b/a R. D. Associates, a sole proprietorship in the State of Utah
Dated: July 5, 1979
Recorded: October 10, 1979
Entry No.: 3348354
Book/Page: 4961/253
6. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: Kennecott Copper Corporation, a corporation of the State of New York
Grantee: Mountain States Telephone and Telegraph company, a Colorado corporation
Recorded: January 14, 1986
Entry No.: 4188550
Book/Page: 5727/537
7. MINED LAND RECLAMATION CONTRACT and the terms, conditions and limitations contained therein:
Recorded: August 16, 2006
Entry No.: 9814205

Book/Page: 9336/9505

8. DECLARATION AND NOTICE OF VESTED MINING USE and the terms, conditions and limitations contained therein:
Recorded: May 12, 2009
Entry No.: 10700345
Book/Page: 9721/9583
9. EASEMENT and conditions contained therein
Grantor: Magna School Development, LLC, a Utah limited liability company
Grantee: Magna Water District
Dated: March 29, 201
Recorded: April 12, 2012
Entry No.: 11369362
Book/Page: 10008/810
10. Any rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled "Entheos Academy-Magna Campus" dated March 29, 2012, last revised April 3, 2012, prepared by Silverpeak Engineering, certified by Eric D. Robins, License No. 5152671, including, but not limited to the following: "Found Vertical Metal Pipes. Pipes Appear To Be Connected To A Line Of Heading West (Not Referenced In Title Report And No Record Found)"
11. Reservations, terms, conditions and limitations contained in Special Warranty Deed dated March 6, 2012 and recorded March 8, 2012 as Entry No. 11346880 in Book 9997 at Page 9678, Official Records.

12. DEED OF TRUST

Trustor: Entheos Academy, a Utah non-profit corporation designated as a charter school by the State of Utah
Trustee: Founders Title Company
Beneficiary: Utah Charter School Finance Authority, a body politic and corporate duly organized and validly existing under the laws of the State of Utah, and U.S. Bank National Association, as Trustee under the Indenture of Trust dated as of August 1, 2013 between Utah Charter School Finance Authority and U.S. Bank National Association, their successors and/or assigns
Amount: \$ _____, plus interest
Dated: August 1, 2013
Recorded: August 20, 2013
Entry No.: _____
Book/Page: _____

The beneficial interest of Utah Charter School Finance Authority, a body politic and corporate duly organized And validly existing under the laws of the State of Utah under said Deed of Trust was assigned to U.S. Bank National Association, by Assignment of

Deed of Trust Assignment of Rents and Leases, Security Agreement and Fixture Filing
dated _____ and recorded _____ as Entry No. _____ in Book
_____ at Page _____, Official Records.

Quit Claim Parcel Description #2

A parcel of land located in the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, located in Magna, Utah, more particularly described as follows:

Beginning at a point North 0°09'32" West 824.63 feet along the section line and South 89°50'28" West 672.48 feet from the Southeast Corner of Section 21, T1S, R2W, S.L.B. & M. (Basis of Bearing: S89°54'03"W along the Section line between the South ¼ Corner and the Southwest Corner of Section 21) and running;

thence 21.81 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 49°59'23" (Long Chord Bears North 48°07'27" East 21.13 feet);

thence 48.00 feet along the arc of a 163.50 foot radius curve to the right through a central angle of 16°49'18" (Long Chord Bears North 81°31'48" East 47.83 feet);

thence North 89°56'27" East 326.82 feet to a point of curvature;

thence 83.89 feet along the arc of a 163.50 foot radius curve to the right through a central angle of 29°23'52" (Long Chord Bears South 75°21'37" East 82.97 feet);

thence South 89°56'14" West 470.13 feet to the point of beginning.

Parcel contains 9,060 sq. ft. 0.21 acres

Quit Claim Parcel Description #4

A parcel of land located in the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, located in Magna, Utah, more particularly described as follows:

Beginning at a point North 0°09'32" West 890.11 feet along the section line and South 89°50'28" West 39.95 feet from the Southeast Corner of Section 21, T1S, R2W, S.L.B. & M. (Basis of Bearing: S89°54'03"W along the Section line between the South ¼ Corner and the Southwest Corner of Section 21) and running;

Thence South 0°09'19" East 44.39 feet;

Thence South 26°23'43" West 13.28 feet;

Thence South 0°06'30" East 10.23 feet

Thence South 89°56'14" West 98.39 feet;

Thence North $47^{\circ}15'39''$ West 4.71 feet to a point of curvature;

Thence 148.27 feet along the arc of a 198.50 foot radius curve to the left through a central angle of $42^{\circ}47'54''$ (Long Chord Bears North $68^{\circ}39'36''$ West 144.85 feet);

Thence North $0^{\circ}03'33''$ West 10.46 feet;

Thence North $89^{\circ}56'27''$ East 242.54 feet to the point of beginning.

Parcel contains 10,707 sq. ft. 0.24 acres.