

AFTER RECORDING RETURN TO:



W2652791

Thomas K. Checketts, Esq.
KIRTON McCONKIE
50 E. South Temple
Salt Lake City, UT 84111

E# 2652791 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
28-AUG-13 842 AM FEE \$14.00 DEP SGC
REC FOR: MILLCREEK MANOR

For Information Purposes Only:
Tax Parcel No.

Space Above for Recorder's Use Only


SPECIAL WARRANTY DEED

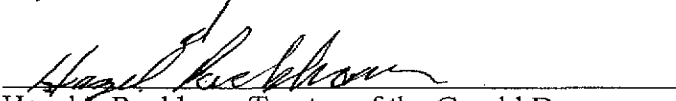
Gerald D. Rackham & Hazel I. Rackham, Trustees of the Gerald D. Rackham and Hazel I. Rackham Qualified Terminable Interest Property Trust dated September 28, 1990, and Brent A. Rackham, individually, whose address is 233 E. 3250 N., North Ogden, Utah, Weber County, State of Utah 84414 ("Grantor"), does hereby CONVEY AND WARRANT AGAINST ALL CLAIMING BY, THROUGH, OR UNDER IT to Ogden Preparatory Academy, Inc., a Utah nonprofit corporation, whose address is Ogden Preparatory Academy, 1435 Lincoln Avenue, Ogden, UT 84401 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land (the "Property") in Weber County, State of Utah:

See Exhibit "A" attached hereto, and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this ___ day of August, 2013.

GRANTOR:

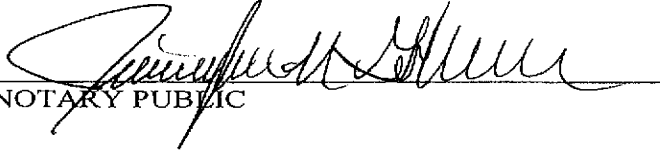

Gerald D. Rackham, Trustee of the Gerald D. Rackham and Hazel I. Rackham Qualified Terminable Interest Property Trust dated September 28, 1990


Hazel I. Rackham, Trustee of the Gerald D. Rackham and Hazel I. Rackham Qualified Terminable Interest Property Trust dated September 28, 1990


Brent A. Rackham, individually

STATE OF UTAH)
COUNTY OF Davis) : ss.

The foregoing instrument was acknowledged before me this 14 day of August, 2013, by Gerald D. Rackham & Hazel I. Rackham, Trustees of the Gerald D. Rackham and Hazel I. Rackham Qualified Terminable Interest Property Trust dated September 28, 1990, and acknowledged to me that said Trust executed the same.


NOTARY PUBLIC



STATE OF UTAH)
COUNTY OF Davis) : ss.

On this 14 day of August, 2013, personally appeared before me Brent A. Rackham, known or satisfactorily proved to me to be the person who signed the foregoing instrument.

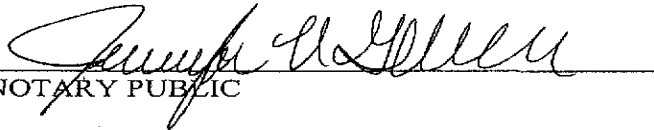

NOTARY PUBLIC



EXHIBIT "A"
to
SPECIAL WARRANTY DEED

Real property located in Weber County, State of Utah, more particularly described as follows:

Those portions of the Units contained in Buildings G, H, M and N contained within the following described real property:

12-19-0079-6

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, OGDEN CITY, WEBER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTH LINE OF THE MILLCREEK MANOR CONDOMINIUM 1ST AMENDMENT AS RECORDED WITH WEBER COUNTY RECORDER'S OFFICE WHICH POINT IS LOCATED SOUTH 89°13'00" EAST 43.02 FEET AND NORTH 00°58'00" EAST 124.00 FEET FROM THE CENTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG A PORTION OF THE PERIMETER OF SAID MILLCREEK MANOR CONDOMINIUM THE FOLLOWING TWELVE (12) COURSES:

SOUTH 46°23'30" WEST 58.04 FEET,
SOUTH 54°45'45" WEST 15.80 FEET,
SOUTH 78°47'49" WEST 94.88 FEET,
SOUTH 46°14'32" WEST 77.57 FEET,
NORTH 89°13'00" WEST 34.77 FEET,
NORTH 01°26'51" EAST 511.32 FEET,
NORTH 87°50'07" EAST 175.28 FEET,
SOUTH 00°51'32" WEST 74.69 FEET,
SOUTH 89°08'28" EAST 5.00 FEET,
SOUTH 00°51'32" WEST 158.92 FEET,
SOUTH 04°03'19" WEST 159.40 FEET,
SOUTH 85°52'38" EAST 60.66 FEET TO THE POINT OF BEGINNING.

CONTAINS: 86,861 SQ. FT. OR 1.99 AC.



W2652793

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EH 2652793 PG 1 OF 3
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SPECIAL WARRANTY DEED

~~THE ASSOCIATION OF CONDOMINIUM UNIT OWNERS~~

~~FOR~~ Millcreek Manor ~~Condominium Unit Owners Association~~, whose address is c/o Encore Real Estate, 49 West 9000 South, Salt Lake City, Utah 84070 ("Grantor") does hereby CONVEY AND WARRANT AGAINST ALL CLAIMING BY, THROUGH, OR UNDER IT to Ogden Preparatory Academy, Inc., a Utah nonprofit corporation, whose address is Ogden Preparatory Academy, 1435 Lincoln Avenue, Ogden, UT 84401 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land (the "Property") in Weber County, State of Utah:

Real property located in Weber County, State of Utah, more particularly described as follows:

12-119-0079 ✓

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, OGDEN CITY, WEBER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTH LINE OF THE MILLCREEK MANOR CONDOMINIUM 1ST AMENDMENT AS RECORDED WITH WEBER COUNTY RECORDER'S OFFICE WHICH POINT IS LOCATED SOUTH 89°13'00" EAST 43.02 FEET AND NORTH 00°58'00" EAST 124.00 FEET FROM THE CENTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG A PORTION OF THE PERIMETER OF SAID MILLCREEK MANOR CONDOMINIUM THE FOLLOWING TWELVE (12) COURSES:

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SOUTH 04°03'19" WEST 159.40 FEET,
SOUTH 85°52'38" EAST 60.66 FEET TO THE POINT OF BEGINNING.

CONTAINS: 86,861 SQ. FT. OR 1.99 AC.

This Deed is given by the Management Committee following a properly noticed meeting of the unit owners of the Millcreek Manor Condominium Unit Owners (the "Owners") held on July 16, 2013. At that meeting 95 percent of the voting interest was represented and signed ballots voting in favor of authorizing the management committee to convey the Property. Following the meeting written consent to this transfer was obtained from lenders of a majority of the financed units. By executing this Deed each signer below represents that he/she is a current member of the Management Committee and that he/she has the requisite authority given by the Owners to execute and deliver this Deed.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this ___ day of August, 2013.

GRANTOR:

MILLCREEK MANOR CONDOMINIUM OWNERS ASSOCIATION,
By: Its Management Committee

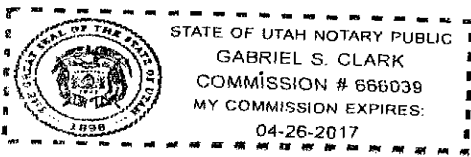
By Glen Wade Hurd

By Karen Dawn

By Paul Cabrera

STATE OF UTAH)
 :SS
COUNTY OF Davis)

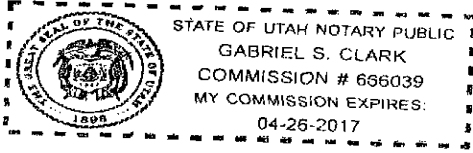
On this 15th day of August, 2013, personally appeared before me Glen Wade Hurd, who represented to me that he/she is a member of the Management Committee, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and acknowledged to me that he/she executed the same in the capacity mentioned herein.



[Signature]
Notary Public

STATE OF UTAH)
 :SS
COUNTY OF Salt Lake)

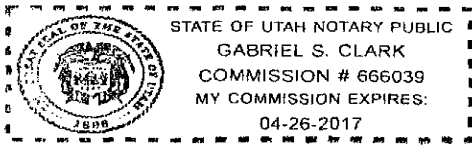
On this 15th day of August, 2013, personally appeared before me Gail Cabrera, who represented to me that he/she was a member of the Management Committee, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and acknowledged to me that he/she executed the same in the capacity mentioned herein.



Gail Cabrera
Notary Public

STATE OF UTAH)
 :SS
COUNTY OF Salt Lake)

On this 15th day of August, 2013, personally appeared before me Kathleen H. Vandusen who represented to me that she/he was a member of the Management Committee, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and acknowledged to me that she/he executed the same in the capacity mentioned herein.



Gail Cabrera
Notary Public