

Mail Recorded Deed and Tax Notice To:
Quail Run Primary School Foundation
a Utah non-profit corporation
588 West 3300 North
Pleasant Grove, UT 84062

ENT 105796: 2022 PG 1 of 4
Andrea Allen
Utah County Recorder
2022 Sep 30 11:02 AM FEE 40.00 BY KR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 159173-MCF

SPECIAL WARRANTY DEED

Quail Run Partners, LLC

GRANTOR(S) of Pleasant Grove, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Quail Run Primary School Foundation, a Utah non-profit corporation

GRANTEE(S) of Pleasant Grove, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 50-071-0009 and 50-071-0007 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 29th day of September, 2022.

Quail Run Partners, LLC

BY:


Brett R. Ormsby, Managing Member

BY: RLP Enterprises, LLC,
a Utah Limited Liability Company
ITS: Managing Member

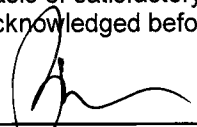
BY:


Ron L. Peck, Manager

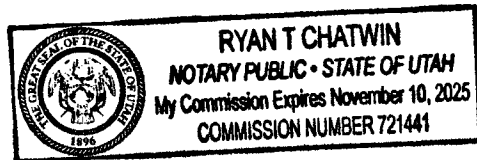
STATE OF UTAH

COUNTY OF UTAH

On this 29th day of September, 2022, before me, personally appeared Brett R. Ormsby, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Quail Run Partners, LLC.



Notary Public



STATE OF UTAH

COUNTY OF UTAH

On this 29th day of September, 2022, before me, personally appeared Ron L. Peck, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of ~~LP~~ Enterprises, LLC, a Utah Limited Liability Company a Managing Member of Quail Run Partners, LLC. **RLP**



Notary Public

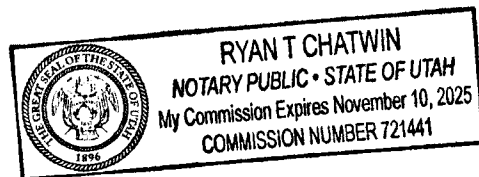


EXHIBIT A
Legal Description

PARCEL 1:

Lot 1, PLAT "B", QUAIL RUN SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder on December 29, 2009 as Entry No. 132346:2009.

PARCEL 1A:

24' Wide Temporary Private Access for Emergency & Secondary Access for Lot 1, as established by the recorded plat for Plat "B", Quail Run Subdivision, recorded December 29, 2009 as Entry No. 132346:2009.