

12460506  
1/24/2017 3:29:00 PM \$15.00  
Book - 10523 Pg - 3007-3009  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 3 P.

After recording, return to:  
Utah Charter Academies, Inc.  
Attn: Brad Findlay, Chairman  
11938 Lone Peak Parkway  
Draper, Utah 84124

16-011767

Tax Parcel Nos. 2725127037  
2725127026

*(Space above for recorder's use)*

### WARRANTY DEED

FOR TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHARTER STARTER 1, LLC, a Utah limited liability company, whose address is 980 West 2100 South, Salt Lake City, Utah 84119 ("Grantor"), conveys and warrants to UTAH CHARTER ACADEMIES, INC., a Utah non-profit corporation, whose address is 11938 Lone Peak Parkway, Draper, Utah 84124 ("Grantee"), the following described tract of land in Cache County, State of Utah, to-wit:

See Legal Description on Exhibit A attached hereto and incorporated by reference herein.

TOGETHER WITH all structures, improvements, rights-of-way, easements, covenants, privileges, tenements, hereditaments, appurtenances, water rights, and other rights, if any, on or appurtenant to said land.

SUBJECT TO real property taxes not yet due and payable, and easements and restrictions of record.

*[Signatures to follow]*

4838-4321-4912.v1

Ent 12460506 BK 10523 PG 3007

WITNESS the hand of said Grantor this 23 day of January, 2017.

GRANTOR:

CHARTER STARTER 1, LLC,  
a Utah limited liability company

By: *Ronnie L. Johnson*  
Name (Print): Ronnie L. Johnson  
Its: Member/Manager

STATE OF UTAH                    )  
                                              :SS  
COUNTY OF SALT LAKE    )

On this 23 day of January, 2017, personally appeared before me Ronnie L. Johnson, known or satisfactorily proved to me to be the Manager, of Charter Starter 1, LLC, a Utah limited liability company, who acknowledged that he executed the foregoing as Manager of Charter Starter 1, LLC, a Utah limited liability company.

*Lisa N Kimmel*  
Notary Public



**EXHIBIT A**

[Legal Description of the Property]

**Parcel 1**

Lot 1, Draper APA Subdivision as found in the office of the Salt Lake County Recorder in Book 2013P at Page 73.

**Parcel 2**

All of Lot 326, Inauguration Subdivision Phase 3, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder, in Book 96-2 at Page 39 of Official Records.

4838-4321-4912, v. 1

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