

When Recorded, Return To:

Kirton McConkie
Attn: Joel Wright
2600 W. Executive Parkway, Suite 400
Lehi, Utah 84043
18-024661

12785795
6/6/2018 12:32:00 PM \$14.00
Book - 10681 Pg - 4815-4817
ADAM GARDINER
Recorder, Salt Lake County, UT
FOUNDERS TITLE LAYTON
BY: eCASH, DEPUTY - EF 3 P.

Tax Parcel No. 15-23-351-007

SPECIAL WARRANTY DEED

UCA PROPERTIES, a Utah non-profit corporation ("Grantor"), with its principal office located at 12892 SOUTH PONY EXPRESS ROAD, DRAPER, UT 84020, hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to UTAH CHARTER ACADEMIES, a Utah non-profit corporation ("Grantee"), of 12892 SOUTH PONY EXPRESS ROAD, DRAPER, UT 84020, for no consideration, the following parcel of real property located in Salt Lake County, State of Utah, and more particularly described as follows:

See Exhibit A attached hereto and by this reference made a part hereof (the "Property").

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto, including, but not limited to easements and rights-of-way over adjoining property, which easements and rights-of-way are appurtenant to the Property, and all of Grantor's interest in and to oil, gas, geothermal, water and mineral rights, wells, all water rights appurtenant to the Property, and all of Grantor's interest in and to any land lying in the bed of any body of water, waterway or public street, public road or public avenue in front of or adjoining the land, to have and to hold, the same in fee simple forever.

NOTWITHSTANDING any warranties that may be implied herein, as to the immediate Grantee only and not any successor thereof, Grantor hereby warrants that the Property conveyed herewith is free from any and all liens, easements, rights, reservations, covenants, conditions, restrictions or other encumbrances, excepting only: (i) non-delinquent liens for taxes or assessments; (ii) any easements, restrictions and conditions of record or shown on the recorded plat, if any, for the Property or that may be determined by a survey or an inspection of the Property; and (iii) the easements, rights of way and other matters listed on Schedule B of that certain Commitment for Title Insurance No. 18-024661 issued by Stewart Title Guaranty Company on behalf of Founders Title Company.

4820-6009-3543

DATED this 4th day of June, 2018

UCA PROPERTIES, a Utah non-profit corporation

By: [Signature]
Name (Print): BRADLEY RUSSELL
Its: BOARD CHAIR

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 4th day of June, 2018, personally appeared before me Bradley Russell, personally known to me to be the Board Chair of UCA PROPERTIES, a Utah non-profit corporation, who acknowledged before me that he signed the foregoing instrument as Board Chair for UCA PROPERTIES, a Utah non-profit corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public for the State of Utah



EXHIBIT A

(Legal Description of the Property)

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

Beginning at the Northwest corner of Lot 15, Block 9, Chesterfield Plat "A" said corner being North 00°04'43" East 1077.41 feet along the section line to a point on the North line of said Block 9 and East 97.49 feet along said North line from the Southwest corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running:

Thence East 275.00 feet along said North line to the center line of Hempstead Street; thence South 00°07'00" East 270.00 feet along said center line; thence East 275.00 feet to and along the North line to the Northeast corner of Lot 11, Block 8, Chesterfield Plat "A"; thence South 00°07'00" East 270.00 feet along the East line of Lots 11, 10, 9 and 8 of said Block 8 to a point of the North line of UTA Transit Authority; thence South 78°51'29" West 280.17 feet along said North line; thence South 77°41'17" West 281.35 feet along said North line to a point on the West line of Lot 22 of said Block 9; thence North 00°07'00" West 654.13 feet along the West line of Lots 22, 21, 20, 19, 18, 17, 16 and 15 of said Block 9 to the point of beginning.