

When Recorded, Return To:

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

12785796
6/6/2018 12:32:00 PM \$14.00
Book - 10681 Pg - 4818-4820
ADAM GARDINER
Recorder, Salt Lake County, UT
FOUNDERS TITLE LAYTON
BY: eCASH, DEPUTY - EF 3 P.

Tax Parcel No. 15-29-179-008

SPECIAL WARRANTY DEED

UCA PROPERTIES II, 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.

SUBJECT TO that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated July 8, 2015 and recorded as Entry No. 12087153 in the records of the Salt Lake County recorder and as amended by that certain Amended and Restated Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated and recorded concurrently herewith.

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

4852-9189-4631

certain Commitment for Title Insurance No. 18-024661 issued by Stewart Title Guaranty Company on behalf of Founders Title Company.

DATED this 4th day of June, 2018.

UCA PROPERTIES II, 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 II, a Utah non-profit corporation, who acknowledged before me that he signed the foregoing instrument as Board Chair for UCA PROPERTIES II, 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)

A parcel of land, situate in the Northwest Quarter of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the north line of 3100 South Street and the west line of 3600 West Street, said point being North 0°09'17" West 53.00 feet along the Quarter Section line and West 71.00 feet, from the Center of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said center section as shown on the Thompson-Hysell Survey #S96-12-0536 on file at the Salt Lake County Surveyors Office, and running: thence South 89°59'44" West 398.85 feet along the north line of said 3100 South Street; thence North 3.28 feet along the north line of said 3100 South Street; thence North 86°11'25" West (North 85°57'31" West, U.D.O.T. Deed) 116.03 feet along the north line of said 3100 South Street; thence South 89°59'44" West (South 89°46'22" West, U.D.O.T. Deed) 148.11 feet along the north line of said 3100 South Street; thence North 44°58'02" West 12.71 feet to the east line of Bangerter Highway; thence North 0°01'23" West 610.37 feet along said east line; thence East 701.27 feet to the west line of 3600 West Street; thence South 0°09'17" East 328.22 feet along the west line of said 3600 West Street; thence South 10°02'57" West 174.99 feet along the west line of said 3600 West Street; thence South 0°09'17" East 129.79 feet along the west line of said 3600 West Street to the point of beginning.