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6/29/2021 2:24:00 PM \$40.00
Book - 11198 Pg - 6970-6973
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

When Recorded, Mail To:

Kirton McConkie
Attn: Joel Wright
Thanksgiving Park Four
2600 West Executive Parkway, #400
Lehi, Utah 84043

Tax Parcel Nos. 26-26-401-003 and 26-26-401-004

(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED
[Consolidation]**

ATHLOS ACADEMY OF UTAH, a Utah nonprofit corporation, as "Grantor", hereby conveys and warrants against all claiming by, through, or under the Grantor, to itself, ATHLOS ACADEMY OF UTAH, a Utah nonprofit corporation, as "Grantee," the following described real property situated in Salt Lake County, Utah (the "Property"):

See Exhibit A attached hereto and by this reference made a part hereof.

TOGETHER WITH all of Grantor's right, title, and interest in and to easements, rights of way, alleyways, rights, benefits, interests, and hereditaments appurtenant or adjacent to the Property, and all improvements of any kind located thereon; and

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights, interests and encumbrances of record.

The intent of the foregoing conveyance is to effectuate a merger and consolidation of the individual parcels comprising the Property into a single parcel. Accordingly, following recordation of this Deed, the new, consolidated legal description of the Property shall be as set forth on Exhibit B, attached hereto and incorporated herein by reference.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28th day of June, 2021.

ATHLOS ACADEMY OF UTAH, a Utah
nonprofit corporation

By: Ben Hyink

Name: BEN HYINK

Its: 6/28/21 BOARD CHAIRMAN

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 28th day of June, 2021, personally appeared before me
Ben Hyink, known or satisfactorily proved to me to be the person who
signed the foregoing instrument, and acknowledged to me that he/she is the
Board Chair of ATHLOS ACADEMY OF UTAH, a Utah nonprofit corporation, and
acknowledged to me that said company executed the same.

Mary Ann Stevens
NOTARY PUBLIC

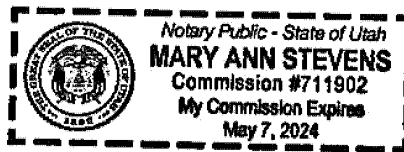


EXHIBIT A

[Legal Description of the Property]

That certain real property located in Salt Lake County, Utah, more particularly described as:

PARCEL 1:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MUSTANG TRAIL WAY, SAID POINT ALSO BEING NORTH 89°59'00" WEST 2,302.28 FEET ALONG THE SECTION LINE AND SOUTH 3,556.32 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°57'57" EAST 766.76 FEET; THENCE SOUTH 00°06'45" WEST 526.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HERRIMAN PARKWAY; THENCE SOUTH 89°57'57" WEST 751.76 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HERRIMAN PARKWAY; THENCE NORTH 44°55'39" WEST 21.19 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HERRIMAN PARKWAY TO THE EASTERLY RIGHT-OF-WAY LINE OF MUSTANG TRAIL WAY; THENCE NORTH 00°08'37" EAST 510.99 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MUSTANG TRAIL WAY TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 1, ATHLOS CHARTER SCHOOL SUBDIVISION.

PARCEL 2:

BEGINNING AT A POINT BEING NORTH 89°59'00" WEST 1,535.52 FEET ALONG THE SECTION LINE AND SOUTH 3,555.64 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°57'57" EAST 102.44 FEET; THENCE SOUTH 00°06'45" WEST 526.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HERRIMAN PARKWAY; THENCE SOUTH 89°57'57" WEST 102.72 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HERRIMAN PARKWAY; THENCE NORTH 00°08'37" EAST 526.00 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 1, ATHLOS CHARTER SCHOOL SUBDIVISION.

EXHIBIT B

[Consolidated Legal Description of the Property]

That certain real property located in Salt Lake County, Utah, more particularly described as:

LOT 1, ATHLOS CHARTER SCHOOL SUBDIVISION, RECORDED FEBRUARY 16, 2016,
AS ENTRY NO. 12223052, IN BOOK 2016P AT PAGE 35, IN THE OFFICE OF THE SALT
LAKE COUNTY RECORDER.