

13859489 B: 11289 P: 3732 Total Pages: 4  
12/30/2021 01:02 PM By: dhummel Fees: \$40.00  
SWD- SPECIAL WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed and Tax Notice To:  
Advantage Arts Academy, a Utah non-profit corporation  
290 North Flint Street  
Kaysville, UT 84037



File No.: 133402-MCC

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## SPECIAL WARRANTY DEED

**Herriman School Development, LLC, a Utah limited liability company also shown of record as  
Herriman School Development, L.L.C., a Utah limited liability company**

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

**Advantage Arts Academy, a Utah non-profit corporation**

**GRANTEE(S)** of Kaysville, 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 **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.: 26-26-126-017 and 26-26-126-025 (for reference purposes only)**

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions,  
reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 29<sup>th</sup> day of December, 2021.

Herriman School Development, LLC, a Utah  
limited liability company

BY:

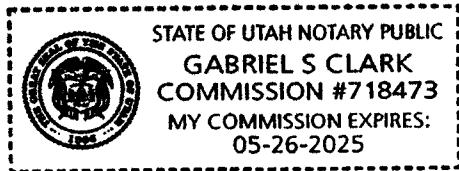
  
Sheldon Killpack, Manager

STATE OF UTAH

COUNTY OF DAVIS

On 29<sup>th</sup> day of December, 2021, before me, personally appeared Sheldon Killpack, 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 Herriman School Development, LLC, a Utah limited liability company.

Gabriel S Clark  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Lot 1, ADVANTAGE ARTS SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office, recorded March 27, 2020 as Entry No. 13228786 in Book 2020P at Page 70.

**PARCEL 2:**

Parcel C, JACKSON PHASE 1 SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder recorded April 28, 2020, as Entry No. 13255521, in Book 2020P at Page 92.