

14415572 B: 11589 P: 2785 Total Pages: 3
07/29/2025 02:40 PM By: csummers Fees: \$40.00
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

When Recorded, Return To:

Samuel Gibbs, Director
Salt Lake Academy Foundation
14787 S. Academy Pkwy, Building B
Herriman, UT 84096

Tax Parcel No. 26-26-401-020

191309 - MCF

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, ATHLOS ACADEMY OF UTAH, a Utah nonprofit corporation ("Grantor"), whose address is 12309 South Mustang Trail Way, Herriman, Utah 84096, hereby conveys and warrants, against all who claim by, through, or under Grantor, to REAL SALT LAKE ACADEMY HIGH SCHOOL, a Utah nonprofit corporation ("Grantee"), whose address for mailing purposes is 14787 S Academy Parkway, Building B, Herriman, UT 84096, the real property located in Salt Lake County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, and subject to all easements, claims of easements, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other matters appearing of record

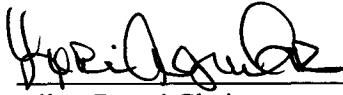
[Signature to Follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15th day of July, 2025.

Grantor:

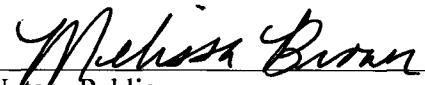
ATHLOS ACADEMY OF UTAH, a Utah nonprofit corporation

By:


Lori Aguilar, Board Chair

STATE OF Utah)
COUNTY OF Salt Lake)^{ss}

On this 15th day of July, 2025, personally appeared before me Lori Aguilar, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that she is the Board Chair of ATHLOS ACADEMY OF UTAH, a Utah nonprofit corporation, and acknowledged to me that said company executed the same.


Melissa Brown
Notary Public



MELISSA BROWN
Notary Public State of Utah
My Commission Expires on:
February 14, 2027
Comm. Number: 729398

EXHIBIT A

[Legal Description]

Lot 1, ATHLOS CHARTER SCHOOL SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on February 16, 2016 as Entry No. 12223052 in Book 2016P at Page 35.