TW260929421

Mail Tax Notice to:
Grantee at address below

SPECIAL WARRANTY DEED

Charter School Properties V, LLC, GRANTOR

hereby **CONVEYS AND WARRANTS TO** all those claiming by, through and under it to

The American Leadership Academy, Inc., a Utah non-profit corporation, as to an undivided 10.4166% interest, GRANTEE
    of: 898 West 1100 South, Spanish Fork, Utah 84660

for the sum of ($10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

    See attached Exhibit A for legal description.

    Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

    The property conveyed herein is transferred as a charitable donation by Grantor to Grantee.

WITNESS the hand of said Grantor this 8th day of November, 2006.

Charter School Properties V, LLC
**By: U.S. Charter Development, LLC, its Manager**   **By: Portfolio Investments, LLC, its Manager**

By: Glenn L. Way, its Manager   By: Corey M. Brand, its Manager

COUNTY OF UTAH)
                : ss.
STATE OF UTAH   )

    On the 8th day of November, 2006, personally appeared before me **Glenn L. Way, Manager for U.S. Charter Development, LLC, Manager for Charter School Properties V, LLC**, the signor of the within instrument who duly acknowledged before me that he executed the same.
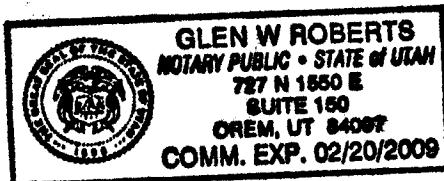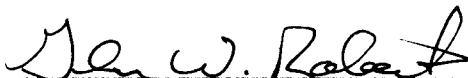
NOTARY PUBLIC

COUNTY OF UTAH)
                           : ss.
STATE OF UTAH   )

On the 8th day of November, 2006, personally appeared before me **Corey M. Brand, Manager for Portfolio Investments, LLC, Manager for Charter School Properties V, LLC,** the signor of the within instrument who duly acknowledged before me that he executed the same.

NOTARY PUBLIC

GLEN W ROBERTS
NOTARY PUBLIC • STATE of UTAH
727 N 1550 E
SUITE 150
OREM, UT 84097
COMM. EXP. 02/20/2009
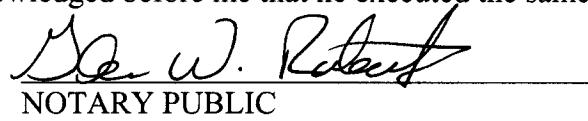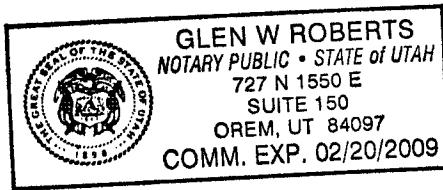
LEGAL DESCRIPTION
EXHIBIT A

An undivided 10.4166% interest in the following:

Beginning at a point on the proposed easterly right-of-way line of Mill Road located N89°35'19"E along the Quarter Section Line 286.40 feet and North 869.66 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence along said right-of-way N21°08'26"W 698.06 feet; thence N75°05'48"E 421.19 feet; thence N88°21'54"E 872.36 feet; thence S13°31'22"E 99.07 feet; thence S37°59'15"E 3.54 feet; thence South 64.96 feet; thence S24°05'04"E 243.76 feet; thence S11°24'15"E 214.04 feet; thence S52°26'05"W 63.87 feet; thence along the arc of a 400.00 foot radius curve to the right 262.26 feet through a central angle of 37°33'55" (chord: S71°13'03"W 257.58 feet); thence West 569.16 feet; thence along the arc of a 20.00 foot radius curve to the right 13.28 feet through a central angle of 38°02'45" (chord: N70°58'38"W 13.04 feet) to a point of reverse curvature; thence along the arc of 60.00 foot radius curve to the left 157.69 feet through a central angle of 150°35'10" (chord: S52°45'10"W 116.07 feet); thence West 226.04 feet to the point of beginning.

Less and excepting therefrom that portion lying within the following described property:

Beginning at a point located N89°35'19"E along the 1/4 Section line 297.46 feet and North 841.01 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence N21°08'26"W 107.69 feet; thence along the arc of a 20.00 foot radius non-tangent curve (radius bears: N68°51'34"E) 28.73 feet through a central angle of 82°17'43" (chord: S62°17'17"E 26.32 feet) to a point of reverse curvature; thence along the arc of a 233.00 foot radius curve to the right 54.64 feet through a central angle of 13°26'09" (chord: N83°16'56"E 54.51 feet); thence East 189.96 feet; thence along the arc of a 60.00 foot radius non-tangent curve (radius bears: S44°13'16"E) 71.55 feet through a central angle of 68°19'27" chord: S11°37'00"W 67.38 feet; thence West 176.40 feet; thence along the arc of a 167.00 foot radius curve to the left 22.73 feet through a central angle of 7°47'59" (chord: S86°06'00"W 22.72 feet) to a point of compound curvature; thence along the arc of a 20.00 foot radius curve to the left 36.07 feet through a central angle of 103°20'27" (chord: S30°31'48"W 31.38 feet) to the point of beginning.