



89594-20

After Recording Mail To:
American Leadership Academy Inc.
898 West 1100 South
Spanish Fork UT 84660

Space Above This Line for Recorder's Use

WARRANTY DEED

Charter School Properties V, LLC, a Utah limited liability company
GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00),
and other good and valuable consideration in hand paid by
American Leadership Academy Inc.
GRANTEE(S), of **898 West 1100 South Spanish Fork UT 84660**

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying
in Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND
MADE A PART HEREOF.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise
appertaining members and appurtenances to the Real Estate in anywise appertaining
thereto, being subject, however, to easements, rights of way, restrictions, etc., of record
or enforceable in law or equity.

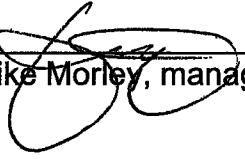
Tax Serial No. 34-486-0202

Witness our hands on 21 day of January, 2021

Grantor:

Charter School Properties V, LLC, a Utah Limited Liability Company

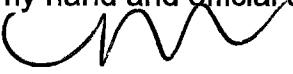
By:


Mike Morley, manager

STATE OF UTAH
COUNTY OF UTAH

On this 21 day of January, 2021, personally appeared Mike Morley, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is manager of Charter School Properties V, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.



Notary Public



EXHIBIT A

Property 1:

Lot 202, THE ACADEMY PARK SUBDIVISION, PLAT B, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

Also that portion of land acquired by Quit Claim Deed executed December 11, 2020 and recorded December 11, 2020 as entry No. 198078:2020 and described as:

Beginning at point on the Easterly Line of Lot 202, Academy Park, Plat "B", which point lies North 0°11' 09" West 708.96 feet along the Section Line and East 1511.77 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 37° 35' 04" East 169.15 feet to a point on the Northerly Line of Lot 203 of said subdivision; thence North 67° 49' 40" West 95.48 feet along said Lot 203 to the Southeasterly Corner of said Lot 202; thence North 8° 33' 36" West 99.12 feet along said Lot 202 to the point of beginning.

Less and excepting that portion of land deeded by Quit Claim Deed executed December 11, 2020 and recorded December 11, 2020 as entry No. 198081:2020 and described as:

Beginning at the Northeasterly Corner of Lot 202, Academy Park, Plat "B", which point lies North 0° 11' 09" West 968.34 feet along the Section line and East 1473.57 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 8° 33' 36" East 196.29 feet along the Easterly Line of said Lot 202; thence North 67° 46' 52" West 45.54 feet; thence North 26° 18' 31" West 143.86 feet to the Southerly Line of 1100 South Street; thence along said Street Northeasterly 90.58 feet along the arc of a 466.00 foot radius curve to the left through a central angle of 11° 08' 13", the chord bears North 58° 00' 12" East 90.44 feet to the point of beginning.