Basin Land Title & Abstract, Inc. 865 East 200 North (112-5) Roosevelt, UT 84066 File Number 16,183 17-048-0940 Entry 2015009345
Book 1454 Pages 485-486 \$12.00
13-Nov-15 09:51
BRENDA MCDONALD
RECORDER, UINTAH COUNTY, UTAH
BASIN LAND TITLE - ROOSEVELT
865 EAST 200 NORTH #112-5, ROOSEVELT, UTAH 84066
Rec By: Tonya Wilson, Deputy
Electronic Recording

WARRANTY DEED

Max's Place, LLC,
A Utah limited liability company
of Roosevelt, County of Uintah, State of Utah,
GRANTOR(S)
hereby CONVEY(S) and WARRANT(S) to
Athenian Charter Holdings, LLC
A Utah limited liability company
GRANTEE(S)

of 775 West 1200 North, Suite 100, Springville, UT 84663 for the sum of ---TEN--- Dollars and other good and valuable consideration, the following described tract of land in UINTAH County, State of Utah:

See exhibit "A" attached.

TOGETHER with all improvements and appurtenances thereunto belonging. SUBJECT TO Easements or rights of way, if any, not recorded, but which have been established and now exist by operation of law upon said premises, or any portion or portions thereof. EXCEPTING therefrom all oil, gas, and mineral rights.

Witness the hands of said grantor(s) this 10th day of November, 2015.

Max's Place, LLC
A Utah limited liability company

Max D. Rasmussen, Member/Manager

∕Ñotary Public

STATE OF UTAH) ss COUNTY OF Duchesne)

On this day of November, 2015, personally appeared before me Max D. Rasmussen, Member/Manager, Max's Place, LLC, A Utah limited liability company, the signer of the above instrument who duly acknowledged to me that he executed the same.

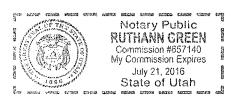


Exhibit "A"
Warranty Deed
Athenian Charter Holdings, LLC

LOT 1 OF THE ATHENIAN CHARTER SCHOOL MINOR SUBDIVISION on file and of record with the Uintah County Recorder's Office, being further described as follows:

Beginning at a point being North 0°13′13" West 643.92 feet and North 89°56′09" East 33.00 feet from the West quarter corner of Section 24, Township 2 South, Range 1 West, Uintah Special Base and Meridian; thence North 0°13′13" West 250.00 feet; thence North 89°56′09" East 435.60 feet; thence South 0°13′13" East 250.00 feet; thence South 89°56′09" West 435.60 feet to the point of beginning.