

**When Recorded, Return To:**

Kirton McConkie  
Attn: Joseph Osmond  
518 West 800 North, Suite 204  
Orem, Utah 84057

Tax Parcel No. 01-357-0001

*D-48388*

(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, NORTH SALT LAKE SCHOOL DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), whose address is 6340 Sunset Dr., Miami, FL 33143, hereby conveys and warrants, against all claiming by, through, or under Grantor, to WASATCH PEAK ACADEMY, INC., a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 414 N. Cutler Dr., North Salt Lake, UT 84054, the following described property situated in Davis 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, as to which Grantor makes no representations or warranties whatsoever and the same are merely quitclaimed hereby to Grantee; and (iii) all mineral and subsurface rights of any and every kind, as to which Grantor makes no representations or warranties whatsoever and the same are merely quitclaimed hereby to Grantee.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

*[remainder of page intentionally left blank]*

*[signatures on following page]*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 17  
day of July, 2013.

Grantor:

NORTH SALT LAKE SCHOOL  
DEVELOPMENT, LLC,  
a Utah limited liability company

By: Rosanne Wright  
Name: Rosanne Wright  
Its: Manager

*[notary acknowledgement on following page.]*

Florida  
STATE OF ~~UTAH~~ )  
COUNTY OF Dade ) ss.

On this 17 day of July, 2013, personally appeared before me Rosanne Wright, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he~~he~~<sup>she</sup> is the Manager of NORTH SALT LAKE SCHOOL DEVELOPMENT, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



Annette M Iraola  
Notary Public

**EXHIBIT A**

to Special Warranty Deed

(Legal Description of the Property)

That certain real property located in Davis County, Utah, specifically described as follows:

All of Lot 1, Foxboro South Plat 1, according to the plat thereof recorded in the official records of Davis County, Utah.

The following is shown for informational purposes only: Tax Parcel No. 01-357-0001.

**EXHIBIT B**

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2013 are now a lien, but not yet due.  
Tax ID No. 01-357-0001. (2012 taxes were paid in the amount of \$45,908.59)  
(All taxes are paid current and no taxes are currently a lien against the land.)
2. Said property is included within the boundaries of WEBER BASIN WATER CONSERVANCY DISTRICT, MOSQUITO ABATEMENT DISTRICT, SOUTH DAVIS WATER IMPROVEMENT DISTRICT and NORTH SALT LAKE CITY, and is subject to the charges and assessments thereof.  
(All charges and assessments are paid current, and no charges or assessments are currently a lien against the land)
3. Resolution No. 2004-212 establishing and organizing the South Davis Recreation Special Service District, and prescribing and setting forth other details and matters in connection therewith, recorded September 14, 2004, as Entry No. 2017602, in book 3623, Page 1144, records of Davis County, Utah.  
(All charges and assessments are paid current, and no charges or assessments are currently a lien against the land)
4. Subject to reservations as reserved in the patent from the United States of America, to the Union Pacific Railroad Company, wherein there is reserved unto the United States all coal and mineral lands dated February 24, 1877, and recorded October 19, 1889, as Entry No. 4736, in Book K, at Page 588, records of Davis County, Utah.
5. Subject to easements, building setback lines, restriction, dedications or offer for dedications if any, conditions of approval if any, and notes if any, all as set forth on the recorded plat.
6. Easement for installation and maintenance of utilities and drainage facilities, and incidental purposes are reserved, as shown on the recorded plat of said Subdivision.
7. Subject to all permit, zoning, land use and similar restrictions, life safety and regular restrictions, and similar restrictions of governmental entities having jurisdiction over the Property.
8. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: PORTOLA DEVELOPMENT UTAH  
Grantee: SOUTH DAVIS SEWER DISTRICT  
Location: Exact location not disclosed  
Purpose: SEWER COLLECTION SYSTEM, and incidental purposes

Dated: June 28, 2005  
Recorded: November 21, 2005  
Entry No.: 2123968  
Book/Page: 3916/258  
And Dated November 5, 2003, Recorded December 5, 2008 as Entry No. 2408548,  
Book/Page 4670/278.

9. Subject to the following matters as show on ALTA/ACSM Land Title Survey dated July 19, 2013. Project No. 5530 by Ensign Engineering:
  - a. Existing Sanitary Sewer line affecting the westerly portion as shown
  - b. Exhibit Storm Drain lines affecting the southerly portion as shown
  - c. Possible sidewalk encroachment affecting the southerly portion as shown
  
10. First Priority: Deed of Trust, Assignment of Leases and Income, Security Agreement and Fixture executed by WASATCH PEAK ACADEMY, INC., a Utah nonprofit corporation to UTAH CHARTER SCHOOL FINANCE AUTHORITY, a body politic and corporate, organized and existing under the laws of the State of Utah, dated TBD, and recorded TBD, in Book TBD at Page TBD, securing an original amount of \$ TBD, and all other obligations secured thereby and all supporting documents

ASSIGNMENT: The interest of UTAH CHARTER SCHOOL FINANCE AUTHORITY, body politic and corporate, organized and existing under the laws of the State of Utah, their successors and/or assigned to ZIONS FIRST NATIONAL BANK.