

**When Recorded Mail This Deed To:**

Joel D. Wright  
Kirtan McConkie PC Thanksgiving Park Four  
2600 West Executive Parkway, #400  
Lehi, Utah 84043

**E 3509336 B 8143 P 469-470**

**RICHARD T. MAUGHAN**

**DAVIS COUNTY, UTAH RECORDER**

**11/30/2022 12:08:00 PM**

**FEE \$40.00 Pgs: 2**

**DEP eCASH REC'D FOR OLD REPUBLIC NATL TITLE INS CO**

**Mail Tax Notice to:**

Monticello Academy  
Attn: Kim Coleman  
2782 S. Corporate Park Drive  
West Valley City, UT 84120

ORT 2267555HM

Parcel Nos. 14-450-0007, 14-450-0010,  
14-450-0011

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(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

MILES PROPERTIES AND INVESTMENTS, LLC, a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto MONTICELLO ACADEMY, Inc., a Utah nonprofit corporation, Grantee, whose current address is 2782 S. Corporate Park Drive, West Valley City, Utah 84120, the following described real property in Davis County, State of Utah, to-wit:

LOTS 7, 10 AND 11, AMENDED PLAT OF LOT 4 WEST POINT TOWNE CENTER COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property but such excepted matters do not include: (1) any and all any mechanic's or materialmen's liens against the Property created by, through or under Grantor; and (2) any tax or judgment liens arising by, through or under Grantor.

*[Signature and acknowledgment on following page]*

WITNESS, the hand of said Grantor, this 18th day of November, 2022.

MILES PROPERTIES AND  
INVESTMENTS, LLC,  
a Utah limited liability company

By: Edward O. Miles  
Print Name: Edward O. Miles  
Title: Manager

STATE OF Virginia )  
SS.  
COUNTY OF Prince William )

The foregoing instrument was acknowledged before me this 18th day of November, 2022 by Edward O. Miles, as Manager of Miles Properties and Investments, LLC, a Utah limited liability company, and acknowledged to me that he executed the same on behalf of said limited liability companies.



Sia Butler Knight

Notary Public

Residing at: Woodbridge, VA

My commission expires: 12/31/2022

Notarized online using audio-video communication