

When Recorded, Return To:

Kirton McConkie PC
Attn: Joel Wright
Thanksgiving Park Four
2600 West Executive Parkway, #400
Lehi, Utah 84043

Tax Parcel No. 19-097-0-0002

17-023339

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership ("Grantor"), whose address is 3002 West Carranza Drive, Taylorsville, Utah 84129, hereby conveys and warrants, against all who claim by, through, or under Grantor, to EXCELSIOR ACADEMY, a Utah nonprofit corporation ("Grantee"), whose address for mailing purposes is 124 East Erda Way, Erda, Utah 84074, the real property located in Tooele 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; and (iii) all mineral and subsurface rights of any and every kind.

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

[Signature to Follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 8th day of January, 2018.

Grantor: SAGERS FAMILY LIMITED PARTNERSHIP,
a Utah limited partnership

By: [Signature]
Name: Joseph D. White
Its: MANAGER

STATE OF UTAH)
COUNTY OF TOOELE) ss.

On this 8th day of January, 2018, personally appeared before me JOSEPH D. WHITE, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the MANAGER of SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership, and acknowledged to me that said company executed the same.

[Signature]
Notary Public

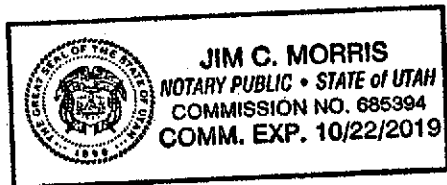


EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

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

All of Lot 2, Excelsior Academy Subdivision, Final Plat (Vacating and Amending Evan Coon Minor Subdivision).

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Intentionally left blank.
2. Intentionally left blank.
3. Intentionally left blank.
4. Intentionally left blank.
5. Intentionally left blank.
6. Intentionally left blank.
7. Intentionally left blank.
8. Intentionally left blank.
9. Intentionally left blank.
10. Taxes for the year 2017 have been paid. Taxes for the year 2018 will accrue as of January 1, 2018. Tax ID No. 13-003-0-0007. (2017 taxes were paid in the amount of \$2,572.84) and Tax ID No. 13-003-0-0001. (2017 taxes were exempt).
11. Said property is included within the boundaries of Tooele County, the Mosquito Abatement District and the North Tooele Fire Protection Service District and is subject to the charges and assessments thereof. (all fees and/or assessments are current at time of closing)
12. Said property is included within the boundaries of Tooele County Landfill, and is subject to the charges and assessments thereof. (all fees and/or assessments are current at time of closing)
13. Intentionally left blank.
14. Any water rights or claims or title to water in or under the land.
15. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. The Company makes no

representation as to the present ownership of any such interest. There may be leases, grants, exceptions or reservations of interests that are not listed.

16. Intentionally deleted.
17. Easements, Notes and/or Setback Lines as delineated and/or dedicated on the Official Recorded Plat.
18. The following matters as shown on ALTA/NSPS Land Title Survey dated 11/21/2017, by Ensign Engineering, Project No. T1400G:
 - a. Future PU&DE along the North 10'
 - b. Existing Water SPGT as shown
 - c. Existing Barb Wire Fence located in the southwesterly portion