

**When Recorded, Return To:**

Kirton & McConkie  
Attn: Joel D. Wright  
60 East South Temple Suite 1800  
Salt Lake City, Utah 84145-0120

Tax Parcel No. 46-803-0001

#15822-11

(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, MAESER ACADEMY PARTNERS, LLC, a Utah limited liability company ("Grantor"), whose address is 2989 West Maple Loop #100, Lehi, Utah 84043, hereby conveys and warrants, against all claiming by, through, or under Grantor, to KARL G. MAESER PREPARATORY ACADEMY, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 320 West 600 South, Lindon, Utah 84042, the following described property situated in Utah 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.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 5<sup>th</sup> day of August, 2011.

Grantor:

MAESER ACADEMY PARTNERS, LLC,  
a Utah limited liability company

By: R. L. Peck

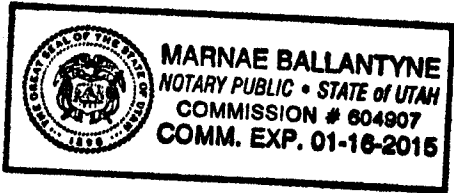
Name: Ron L. Peck

Its: Manager

*[notary acknowledgement on following page.]*

STATE OF UTAH )  
COUNTY OF Utah ) ss.

On this 5<sup>th</sup> day of August, 2011, personally appeared before me  
Ron L Peck, known or satisfactorily proved to me to be the person who  
signed the foregoing instrument, and acknowledged to me that he/she is the  
Ron L Peck of MAESER ACADEMY PARTNERS, LLC, a Utah limited  
liability company, and acknowledged to me that said company executed the same.



Marnae Ballantyne  
Notary Public

**EXHIBIT A**

to Special Warranty Deed

(Legal Description of the Property)

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

Lot 1, Plat "A", MAESER ACADEMY SUBDIVISION, Lindon, Utah, according to the official plat thereof on file in the office of the Utah County Recorder.

TOGETHER WITH a Cross Access Easement over that certain portion of the plat as disclosed on: (i) the above described recorded subdivision; and (ii) that certain Declaration of Utilities and Access Easement recorded on Aug 5, 2011, as Entry No. 55458, in the Official Records of Utah County.

The following is shown for information purposes only: 46-803-0001

**EXHIBIT B**

to Special Warranty Deed

(Exceptions and Encumbrances)

1. General Property Taxes for the year 2011 are exempt. New Tax Serial No. 46-803-0001.
2. Subject land is located within the boundaries of Lindon City (801) 785-5043, and all service districts pertaining thereto, and is subject to all charges and assessments levied thereunder. (These charges are current as of the date of the policy)
3. Pole Line Easement wherein Utah Power and Light Company, its successor in interest and assigns, is granted a perpetual easement and right-of-way for the erection and continued maintenance, repair, alteration, and replacement of electric transmission, distribution and telephone circuits, with the necessary guys, stubs, cross arms, and other attachments thereon, or affixed thereto, for the support of said circuits to be erected and maintained upon and across subject land, together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement granted, recorded May 21, 1955, as Entry No. 6777, in Book 681, at Page 462, Utah County Recorder's Office, Utah. (South)
4. Pole Line Easement wherein Utah Power and Light Company, its successor in interest and assigns, is granted a perpetual easement and right-of-way for the erection and continued maintenance, repair, alteration, and replacement of electric transmission, distribution and telephone circuits, with the necessary guys, stubs, cross arms, and other attachments thereon, or affixed thereto, for the support of said circuits to be erected and maintained upon and across subject land, together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement granted, recorded April 9, 1991, as Entry No. 12388, in Book 2778, at Page 204, Utah County Recorder's Office, Utah. (South)
5. A 20 foot wide water maintenance and water main easement, in favor of Lindon City, as shown on the official plat, and recorded May 26, 2010, as Entry No. 43136:2010, records of Utah County, Utah.
6. A 20 foot wide sewer and maintenance easement, in favor of Lindon City, located on the south side of the Lot as set forth in Easement, recorded May 26, 2010, as Entry No. 43135:2010, Utah County Records.
7. A 10 foot wide public utility easement over all sides of the Lot as shown on the official plat.
8. Terms and conditions of that certain Declaration of Utilities and Access Easement recorded on Aug 5, 2011, as Entry No. 55458, Utah County Records.
9. The subject land is located within the boundaries of Flood Zone "C" as shown on the Flood Insurance Rate Map 4902100005C 02-19/1986, as disclosed on the official plat.