

Mail Tax Notice to Grantee at:
765 East 340 South, Suite 203
American Fork, Utah 84003

Farm & Home Title
Inc. # 14546

WARRANTY DEED

Limited Liability Company

Knight Investment Holdings, LLC, a Utah Limited Liability Company

Grantor(s)

Of Roosevelt, State of Utah hereby CONVEY and WARRANT to

Athenian eAcademy, Inc., a Utah Corporation

Grantee(s)

of American Fork, State of Utah

For the sum of -----TEN and other good and valuable consideration----- DOLLARS,
the following described tract of land in DUCHESNE County, State of Utah:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all improvements and appurtenances thereto belonging.
SUBJECT to all existing easements and rights-of-way.
EXCEPTING therefrom all oil, gas, and mineral rights.

The members or designated agents who sign this deed hereby certify that this deed and the transfer represented thereby is the free and voluntary act and deed of the limited liability company, by authority of statute, its articles or organization or its operating agreement, for the uses and purposes therein mentioned, and on oath state that they are authorized to execute this instrument.

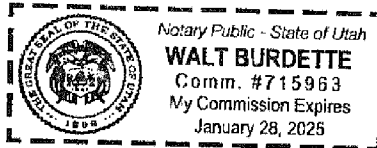
In witness whereof, the grantor has caused its name to be hereunto affixed by its members or designated agents, this 18th day of March, 2022.

Knight Investment Holdings, LLC, a Utah Limited Liability Company

Bradley T. Knight
By: **Bradley T. Knight - Member**

Karly J. Knight
By: **Karly J. Knight - Member**

STATE OF UTAH }
 } ss.
COUNTY OF DUCHESNE }



On the 18th Day of March, 2022, Personally appeared before me Bradley T. Knight and Karly J. Knight, known to me to be member/manager(s) or designated agent(s) of **Knight Investment Holdings, LLC, a Utah Limited Liability Company**, the limited liability company that executed this instrument and acknowledged to the same to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute this instrument and in fact executed this instrument on behalf of the limited liability company.

Walt Burdette
Notary Public and Seal
My Commission Expires: 1-28-2025

Exhibit "A"

Parcel 1

Beginning at the Northeast Corner of Lot 2, Block 6; thence North 33.0 feet; thence West 180.0 feet; thence South 120.0 feet; thence East 180.0 feet; thence North 87.0 feet, more or less to the point of beginning, being located in Plat D, Roosevelt City, Survey.

Parcel No.: 00-0032-0200 / Serial No.:R-0440-0004

Parcel 2

Lot 2, Block 6, Plat D, Roosevelt City Survey. Also 20.0 feet added to the West side of Lot 2 and 33.0 feet added to the North side of Lot 2. Street closed 1982. EXCEPT: Beginning at the Northeast corner of Lot 2, Block 6; thence North 33.0 feet; thence West 180.0 feet; thence South 120.0 feet; thence East 180.0 feet; thence North 87.0 feet, more or less to the point of beginning.

Parcel No.: 00-0001-7818 / Serial No.: R-0440