

When Recorded, Mail To:

Kirton McConkie PC
Attn: Xanna DeGooyer
50 East South Temple St., Ste. 400
Salt Lake City, UT 84111

ENT 71320:2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Sep 17 01:05 PM FEE 40.00 BY LM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Parcel No. 18-015-0114

191711-MCF

(space above for recorder's use only)

QUITCLAIM DEED

FSF EARLY LEARNING, LLC, a Utah limited liability company, Grantor, hereby quitclaims to THREE TWENTY EAST GAMMON ROAD, LLC, a Utah limited liability company, Grantee, for the sum of (\$10.00) Ten Dollars, and other good and valuable consideration, the following real property in Utah County, State of Utah (the "Property"), to-wit:

See real property described on Exhibit A attached hereto and incorporated by reference herein.

TOGETHER WITH all of Grantor's right, title, and interest in and to easements, rights of way, alleyways, rights, benefits, interests, water rights, minerals, and all other hereditaments appurtenant or adjacent to the Property, and all improvements of any kind located thereon.

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights, interests and encumbrances of record.

[Signature to Follow]

IN WITNESS WHEREOF, said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized officer, this 11th day of September, 2025.

FSF EARLY LEARNING, LLC, a Utah
limited liability company



By: [Signature]
Name: Jennifer Price
Its: CAO

STATE OF UTAH)
)
:SS
COUNTY OF UT)

On this 11th day of September, 2025 personally appeared before me Abby Kunz, personally known to me to be the CAO of the FSF EARLY LEARNING, LLC, a corporation organized and existing under the laws of the State of Utah, who acknowledged before me that he/she signed the foregoing instrument as authorized agent for said corporation.

WITNESS my hand and official seal.

Abby Kunz
Notary Public

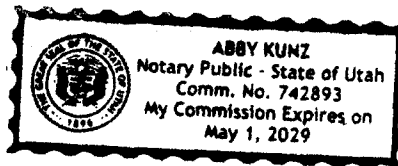


Exhibit A

[Legal Description of Property]

COMMENCING AT A POINT LOCATED SOUTH 01°18'55" EAST ALONG THE SECTION LINE 18.32 FEET AND EAST 1767.95 FEET AND SOUTH 89°53'00" EAST 762.298 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 350.88 FEET; THENCE ALONG A FENCE LINE NORTH 89°03'58" WEST 86.671 FEET; THENCE ALONG A FENCE LINE NORTH 12°52'34" WEST 232.71 FEET; THENCE ALONG A FENCE LINE NORTH 14°14'17" WEST 106.62 FEET; THENCE ALONG A FENCE LINE NORTH 27°51'48" WEST 22.194 FEET; THENCE SOUTH 89°53'00" EAST 175.107 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND LESS AND EXCEPTING ALL PORTIONS CONVEYED IN BOUNDARY LINE AGREEMENT, RECORDED JUNE 27, 2006 AS ENTRY NO. 80862:2006.

ALSO LESS AND EXCEPTING ALL PORTIONS CONVEYED IN WARRANTY DEED, RECORDED APRIL 23, 2009 AS ENTRY NO. 43748:2049.

SAID PROPERTY ALSO DESCRIBED BY SURVEY AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, TOWN ON VINEYARD, UTAH COUNTY AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, FROM WHICH THE NORTHWEST CORNER OF SECTION 17 BEARS NORTH 01°41'38" WEST 2641.01 FEET; THENCE NORTH 89°29'09" EAST 2367.94 FEET ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 17; THENCE SOUTH 00°30'51" EAST 50.51 FEET TO A 5/8" REBAR WITH CAP LABELED, "AA HUDSON, PLS 375041" SET ON THE SOUTH LINE OF PROPOSED ROADWAY PLANS (THE HOMESTEAD @ VINEYARD) PROJECT NO. AND 011.06 PREPARED BY GILSON ENGINEERING INC., SAID POINT ALSO BEING ON THE SOUTH LINE OF PARCEL 8A AS DESCRIBED UNDER WARRANTY DEED ENTRY NUMBER 43748:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY, THE TRUE POINT OF BEGINNING; THENCE NORTH 89°29'09" EAST 161.49 FEET ALONG SAID SOUTH LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHWEST CORNER OF LAND OWNED BY VINEYARD HOMESTEAD POD 2 LLC AS RECORDED

UNDER ENTRY NO. 61198 AND BEING PARCEL NUMBER 18-015-0126 IN THE OFFICIAL RECORDS OF UTAH COUNTY. THENCE SOUTH $00^{\circ}08'45''$ EAST 319.70 FEET ALONG THE WEST LINE OF SAID VINEYARD HOMESTEAD POD 2 LLC TO A 5/8" REBAR WITH CAP; THENCE NORTH $89^{\circ}34'49''$ WEST 84.38 FEET TO A 5/8" REBAR WITH CAP SET ON THE EAST LINE OF PARCEL NUMBER 18-015-0112; THENCE NORTH $13^{\circ}23'25''$ WEST 232.71 FEET ALONG SAID EAST LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH $14^{\circ}45'08''$ WEST 94.36 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.