

WHEN RECORDED, RETURN TO:

James & Suzanne Johnston
4585 Heather Glen CT
Moorpark, CA 93021

SPECIAL WARRANTY DEED

THIS INSTRUMENT is executed as of the 8th day of November, 2023, by the BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT, a body corporate and politic of the State of Utah ("Grantor"), whose address is 350 South Main, Spanish Fork, Utah, 84660; in favor of JAMES H. JOHNSTON and SUZANNE R. JOHNSTON, husband and wife as joint tenants ("Grantee"), whose address is 4585 Heather Glen CT, Moorpark, California, 93021.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property located in the State of Utah, County of Utah, described as follows:

[SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"]

Grantor has executed this instrument in favor of Grantee on the date set forth herein.

GRANTOR:

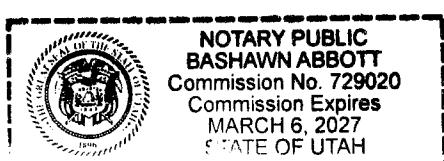
**BOARD OF EDUCATION OF
NEBO SCHOOL DISTRICT
A body corporate and politic of the State of Utah**

By: LISA H ROWLEY
LISA H ROWLEY,
Board President

By: MICHAEL HARRISON
MICHAEL HARRISON,
Business Administrator

STATE OF UTAH)
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COUNTY OF UTAH)

On the 8th day of November, 2023, personally appeared before me, a Notary Public in and for the State of Utah, LISA H ROWLEY and MICHAEL HARRISON, who being by me duly sworn did say that they are the Board President and Business Administrator, respectively, of the BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT, a body corporate and politic of the State of Utah, the signers of the above instrument, who duly acknowledged to me that they executed the same on behalf of said School District.



Bashawn Abbott
NOTARY PUBLIC

EXHIBIT "A"

The following described property situated in Utah County, State of Utah, to wit:

Tax ID No. 67:139:0002:

Lot 2, PLAT A, MAPLE GROVE MIDLE SCHOOL SUBDIVISION, according to the Official Plat thereof as recorded in the Office of the Utah County Recorder, State of Utah.

SUBJECT TO: (i) current taxes and assessments; (ii) rights-of-way, easements, covenants, restrictions, reservations, and other matters of record, other than any mortgage, judgment, or mechanic's lien created by, through, or under Grantor; and (iii) discrepancies, conflicts in boundary lines, shortages in area, encroachments, or other facts that a correct survey would disclose.

SUBJECT TO THE FOLLOWING: Grantor makes no warranties or representations to Grantee and/or their agents, successors, or assigns, as to the condition of the above-described property. The above-described property is being sold in its "AS IS" condition subject to all existing federal, state, and local laws, ordinances, and regulations. Grantor specifically disclaims all warranties, express or implied, concerning the condition of the above-described property.