

**When Recorded, Return To:**

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

Tax Parcel No. 18-015-0114

(Space above for Recorder's use only)

18-025020

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, BOYER FDA, L.C., a Utah limited liability company ("Grantor"), whose address is 101 South 300 East, Suite 200, Salt Lake City, Utah 84111, hereby conveys and warrants, against all who claim by, through, or under Grantor, to FSF EARLY LEARNING, LLC, a Utah limited liability company ("Grantee"), whose address for mailing purposes is 115 South 1370 East, Lindon, Utah 84042, the real property located 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 TO all matters of record and all matters and conditions disclosed by a survey or physical inspection of the Property.

*[Signature to Follow]*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15  
day of October, 2018.

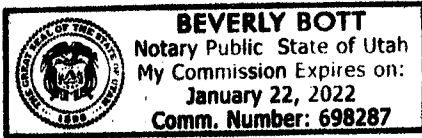
Grantor:

BOYER FDA, L.C., a Utah limited liability  
company, by and through its manager, THE  
BOYER COMPANY, L.C., a Utah limited liability  
company

By:   
Name: Brian Gochnour  
Its: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On this 15<sup>th</sup> day of October, 2018, personally appeared before me  
Brian Gochnour, 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 THE BOYER COMPANY, L.C., a Utah limited liability  
company, manager of BOYER FDA, L.C., a Utah limited liability company, and acknowledged  
to me that said company executed the same.



  
Notary Public

**EXHIBIT A**

to Special Warranty Deed

(Legal Description of the Property)

The Land referred to herein below is situated in the County of Utah, State of Utah, and is described as follows:

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' 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' 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:

**PARCEL #18-015-0114**

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" 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°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°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°23'25" WEST 232.71 FEET ALONG SAID EAST LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 14°45'08" WEST 94.36 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.