

Recording Requested by:  
First American Title Insurance Company  
315 South 500 East, Suite 101  
American Fork, UT 84003  
(801)763-8676

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
John Hancock Charter School Foundation,  
a Utah non-profit corporation  
125 N 100 E  
Pleasant Grove, UT 84062

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **321-6329151** (TF)  
A.P.N.: **59-019-0015**

**Weston Glade Berry and Zane R. Berry and Steven Glade Berry**, Grantor, of **Eagle Mountain, Utah** County, State of **Utah**, hereby CONVEY AND WARRANT to

**John Hancock Charter School Foundation, a Utah non-profit corporation**, Grantee, of **Eagle Mountain, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

**Commencing South 1.35 feet and East 946.75 feet from the North Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°55'14" East 370.64 feet; thence South 00°05'25" West 827.87 feet; thence North 89°56'03" West 398.07 feet; thence North 01°59'17" East 828.43 feet to the point of beginning.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this 12-3-2024.

Weston Glade Berry  
Weston Glade Berry

Steven Glade Berry  
Steven Glade Berry

Zane R. Berry  
Zane R. Berry

STATE OF Utah)  
County of Utah) ss.

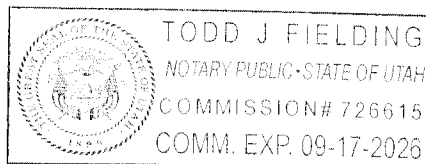
On 12-3-2024, before me, the undersigned Notary Public, personally appeared **Weston Glade Berry and Zane R. Berry and Steven Glade Berry**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

9-17-2026

Todd J. Fielding  
Notary Public



Mail Recorded Deed & Tax Notice To:  
John Hancock Charter School Foundation  
125 North 100 East  
Pleasant Grove, UT 84062

ENT 1962 : 2023 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2023 Jan 11 03:15 PM FEE 40.00 BY AR  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



**COTTONWOOD  
TITLE**

File No.: 159178-MCF

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## **SPECIAL WARRANTY DEED (Corrective)**

**John Hancock Charter School Foundation, a Utah Non-Profit corporation, who erroneously acquired title as John Hancock Charter School, a Utah Non-Profit Corporation, as to Parcel 1;**

**GRANTOR(S)** of Pleasant Grove, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**John Hancock Charter School Foundation, a Utah Non-Profit corporation**

**GRANTEE(S)** of Pleasant Grove, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.: 03-050-0013** (for reference purposes only)

*[Signature on following page]*

Dated this 6 day of January, 2023.

John Hancock Charter School Foundation, a  
Utah Non-Profit corporation

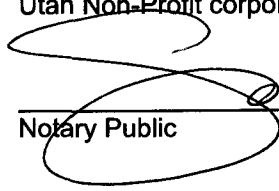
BY: 

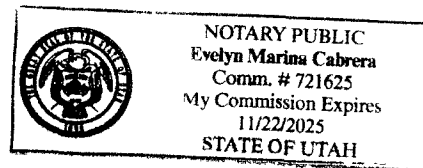
Kim Frank, Board Chair

STATE OF UTAH

COUNTY OF UTAH

On this 6 day of January, 2023, before me, personally appeared Kim Frank, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of John Hancock Charter School Foundation, a Utah Non-Profit corporation.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Commencing at the Southeast corner of Lot 1 and Block 49, Plat "A", Pleasant Grove City Survey of Building Lots; thence North 360 feet to the Northeast corner of said Lot 1; thence West 165 feet along said lot line; thence South 360 feet to the South line of said Lot 1; thence East 165 feet to the place of beginning.

**TAX ID NO.:** 03-050-0013 (for reference purposes only)

ENT 42750:2006 PG 1 of 1  
**RANDALL A. COVINGTON**  
**UTAH COUNTY RECORDER**  
 2006 Apr 10 3:20 pm FEE 10.00 BY CS  
 RECORDED FOR BACKMAN OREM  
 ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO:  
John Hancock Charter School Foundation  
125 North 100 East  
Pleasant Grove, UT 84062

135045CA

ENT 119481:2020 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Aug 12 03:22 PM FEE 40.00 BY MA  
RECORDED FOR Pinnacle Title  
ELECTRONICALLY RECORDED

PINNACLE TITLE



## PERSONAL REPRESENTATIVE'S DEED

THIS DEED, MADE BY **Stagg Fiduciary Services, LLC** AS PERSONAL REPRESENTATIVE OF THE ESTATE OF  
**Jay H. Peterson, DECEASED, GRANTOR, TO**

**John Hancock Charter School Foundation**

GRANTEE, OF Utah, STATE OF UTAH.

WHEREAS GRANTOR IS THE QUALIFIED PERSONAL REPRESENTATIVE OF SAID ESTATE, FILED AS PROBATE  
NUMBER **200400778**, IN Utah COUNTY, STATE OF UTAH.

THEREFORE, FOR TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION RECEIVED, GRANTOR  
SELLS AND CONVEYS TO GRANTEE THE FOLLOWING DESCRIBED REAL PROPERTY IN Utah, STATE OF UTAH.

**03-050-0011**

**Commencing 2.50 chains West of the Southeast corner of Lot 1, Block 49, Plat "A", Pleasant Grove City Survey;  
and running thence North 2.62 chains; thence West 1.50 chains; thence South 2.62 chains; thence East 1.50  
chains to commencement.**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to  
2020 taxes and thereafter.

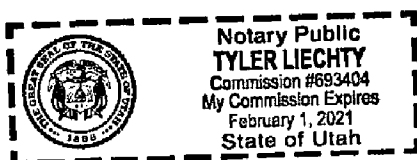
EXECUTED THIS 11 DAY OF August, 2020

PERSONAL REPRESENTATIVE OF THE  
ESTATE OF Jay H. Peterson

BY: Stagg Fiduciary Services, LLC

STATE OF UTAH )  
COUNTY OF Salt Lake )  
:SS

ON THE 11 DAY OF August, 2020, PERSONALLY APPEARED BEFORE ME, Scott J. Hanni, Managing Member of Stagg  
Fiduciary Services, LLC AS PERSONAL REPRESENTATIVE OF THE ESTATE OF Jay H. Peterson, DECEASED, WHO  
IS PERSONALLY KNOWN TO ME, OR SATISFACTORILY PROVED TO BE THE PERSON WHOSE NAME IS SIGNED  
ON THE PRECEDING DOCUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED IT VOLUNTARILY FOR ITS  
STATED PURPOSE.

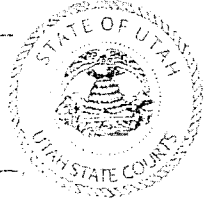
  
NOTARY PUBLIC

The Order of the Court is stated below:

Dated: March 09, 2020  
02:51:13 PM/s/ DANAKA ROBLES  
District Court Clerk

MARIANNE LUDLOW (11458)  
**JONES WALDO HOLBROOK & MCDONOUGH, PC**  
 3451 Triumph Blvd., Suite 206  
 Lehi, Utah 84043  
 Telephone (801) 407-6522  
 mludlow@joneswaldo.com

STATE OF UTAH  
 COUNTY OF Utah  
 I hereby certify that the document to  
 which this certificate is attached is a  
 full, true and correct copy of the  
 original filed in the Utah State Courts  
 WITNESS my hand and seal  
 this 9 day of March  
 20 20



DISTRICT/JUVENILE COURT  
Shawn Miller CLERK

Attorneys for Applicant

IN THE FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY  
 STATE OF UTAH, PROBATE DIVISION

IN THE MATTER OF THE ESTATE OF      **LETTERS OF ADMINISTRATION**

JAY H. PETERSON,

Probate Number: 203400107

Deceased.

Stagg Fiduciary Services LLC was duly appointed and qualified as Personal Representative  
 of the estate of the above-named decedent on the day set forth above by the Court, with all authority  
 pertaining thereto.

Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the said  
 Personal Representative as General Personal Representative.

WITNESS, my signature and the Seal of this Court on the day set forth above.

Clerk or Registrar of the Court

EFFECTIVE WHEN EXECUTED BY THE CLERK DIGITALLY ABOVE



135045CA  
MAIL TAX NOTICE TO:  
John Hancock Charter School Foundation  
125 North 100 East  
Pleasant Grove, UT 84062

ENT 119482:2020 PG 1 of 5  
Jeffery Smith  
Utah County Recorder  
2020 Aug 12 03:22 PM FEE 40.00 BY MA  
RECORDED FOR Pinnacle Title  
ELECTRONICALLY RECORDED

PINNACLE TITLE



## WARRANTY DEED

LIMITED LIABILITY COMPANY

Narwhal Properties, LLC, by Stagg Fiduciary Services, LLC, by and Order of the Fourth Judicial District Court, Utah County, State of Utah, as Case No. 200400778  
a Limited Liability Company organized and existing under the laws of the State of Utah, with its principal office in Salt Lake City, grantor hereby Conveys and Warrants to

John Hancock Charter School Foundation,  
grantee of Pleasant Grove, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARS the following described tract of land in Utah County, State of Utah:

Commencing 2.50 chains West of the Southeast corner of Lot 1, Block 49, Plat "A", Pleasant Grove City Survey; and running thence North 2.62 chains; thence West 1.50 chains; thence South 2.62 chains; thence East 1.50 chains to commencement.

03-050-0011

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD, AND GENERAL PROPERTY TAXES FOR THE YEAR 2020 AND THEREAFTER.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by the Limited Liability Company.

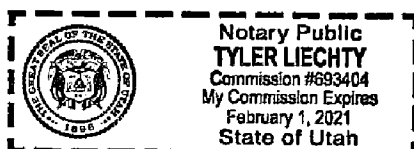
WITNESS the hand of said grantor, this 11 day of August, 2020.


Narwhal Properties, LLC, by Stagg Fiduciary Services, LLC, by and Order of the Fourth Judicial District Court, Utah County, State of Utah, as Case No. 200400778

  
\_\_\_\_\_  
Scott J. Hanni  
Its Managing Member

STATE OF UTAH                     )  
  ):ss  
COUNTY OF Salt Lake         )

On the 11 day of August, 2020, personally appeared before me Scott J. Hanni, duly sworn says that he is the **MANAGING MEMBER** of Stagg Fiduciary Services, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its operating agreement.



  
\_\_\_\_\_  
Notary Public

# EXEMPLIFICATION

IN AND FOR THE FOURTH DISTRICT COURT

IN AND FOR THE

COUNTY OF UTAH, STATE OF UTAH

I, James Brady, Judge of the District Court of the Fourth District, in and for the County of Utah, do hereby certify that said court is a court of record, having a clerk and seal; that the clerk/deputy clerk who signed the annexed attestation, is a clerk/deputy clerk of the court and has authority to certify the authenticity of court records; that the signature is his/her genuine handwriting, and that all his/her official acts as a clerk/deputy clerk of the court are entitled to full faith and credit. I further certify that the attestation is in due and proper form.

Dated this 12 day of July, 2020.

Judge of Fourth District



\*\*\*\*\*

I, Elizabeth A. Foster, Clerk/Deputy Clerk of the Fourth District Court, of the County of Utah, State of Utah, do hereby certify that the Honorable James Brady, is a Judge of the Fourth District Court, duly commissioned and qualified with authority to execute the certificate, and that the signature of the Judge on the certificate is genuine.

In witness thereof, I have affixed the seal of the Court, this 12<sup>th</sup> day of July, 2020.

Clerk/Deputy of Fourth District Court



The Order of the Court is stated below:

Dated: July 06, 2020

04:07:01 PM

At the district of

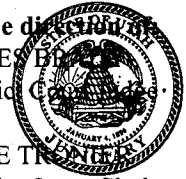
/s/ JAMES BRADY

District Clerk

by

/s/ MIKE TRONTERO

District Court Clerk



Chase A. Adams (#15080)

Cami R. Schiel (#16941)

STEELE ADAMS HOSMAN PLLC

765 E 9000 S Suite A-1

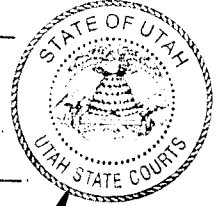
Sandy, UT 84094

Telephone: (801) 816-3999

[chase@sahlegal.com](mailto:chase@sahlegal.com)

[camis@sahlegal.com](mailto:camis@sahlegal.com)

STATE OF UTAH  
COUNTY OF Utah  
I hereby certify that the document to  
which this certificate is attached is a  
full, true and correct copy of the  
original filed in the Utah State Courts.  
WITNESS my hand and seal  
this 12<sup>th</sup> day of July  
20 20  
DISTRICT JUVENILE COURT



Chase A. Adams CLERK

ENT 119482:2020 PG 3 of 5

*Attorneys for Stagg Fiduciary Services, LLC*

**IN THE FOURTH JUDICIAL DISTRICT COURT**

**IN AND FOR UTAH COUNTY, STATE OF UTAH**

STAGG FIDUCIARY SERVICES, LLC, a  
Utah Limited Liability Company, as personal  
representative for the ESTATE OF JAY H.  
PETERSON

Plaintiff,

v.

NARWHAL PROPERTIES, LLC, a Utah  
Limited Liability Company and all other  
persons unknown, claiming any right, title,  
estate, lien or interest in the real property  
described in the complaint adverse to  
plaintiff's ownership or any cloud upon  
plaintiff's title thereto;

Defendant.

**AMENDED JUDGMENT AND ORDER**

Case No. 200400778

Judge JAMES BRADY

The Defendant, Narwhal Properties, LLC, having failed to plead or otherwise defend in  
this action and default has been entered and the Court having reviewed Plaintiff's Motion to  
enter default and for good cause appearing, makes the following ruling:

The real property located at 45 East 100 North, Pleasant Grove, UT 84062 (the "Property") having a legal description of:

**Commencing 2.50 chains West of the Southeast corner of Lot 1, Block 49, Plat "A", Pleasant Grove City Survey; and running thence North 2.62 chains; thence West 1.50 chains; thence South 2.62 chains; thence East 1.50 chains to commencement.**

is the subject of Plaintiff's action to partition the Property. There is no dispute that Plaintiff and Defendant are the joint owners of the Property.

Utah Code 78B-6-1201 requires that the Property is sold when there is prejudice to either owner. There is no dispute that Plaintiff will be prejudiced if the Court does not order the Property to be sold. As Defendant has not appeared, there is no legal basis for the Court to not order the sale of the Property.

**THEREFORE IT IS ORDERED, ADJUDGED, AND DECREED** that Plaintiff's Motion for Default is granted to include the relief sought by Plaintiff in its Complaint as follows:

1. Plaintiff is authorized to list the Property for sale by employing a licensed real estate agent of its choosing.
2. Plaintiff is authorized to accept any reasonable offer to purchase the Property at its sole discretion.
3. Plaintiff is authorized to execute any and all documents necessary to effectuate the sale of the Property without further approval or signature of the Court or Defendant.
4. Plaintiff is authorized, upon closing to pay any reasonable and necessary closing costs, including but not limited to any liens, taxes, recording, title, and

realtor fees without further approval of the Court.

5. Plaintiff authorized to hold the net proceeds from sale of the Property in trust until it has prepared an appropriate accounting including Plaintiff's attorney fees and costs.
6. After approval by the Court, Plaintiff is authorized to distribute the net proceeds, after deducting all allowed costs and reasonable attorney fees, with 95% of the proceeds of the sale of the Property to Plaintiff and 5% to the Defendant, to the Defendant's last known address.
7. Plaintiff's counsel will file a motion to approve distribution and motion for attorney fees within 14 days of closing of the sale of the Property.

-----**END OF JUDGMENT**-----

**In accordance with the Utah State District Courts Efiling Standard No. 4, and URCP Rule 10(e), this Judgement does not bear the handwritten signature of the Judge, but instead displays an electronic signature at the upper right-hand corner of the first page of this Judgement.**

When Recorded mail to:  
John Hancock Charter School  
125 North 100 East  
Pleasant Grove, Utah 84062  
AFT NO: 11468-07  
MAIL TAX NOTICE TO: John Hancock Charter School

ENT 172869:2007 PG 1 of 1  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2007 Dec 17 10:15 am FEE 10.00 BY TO  
RECORDED FOR AFFILIATED FIRST TITLE COMP  
ELECTRONICALLY RECORDED

Space above this line for recording data.

## WARRANTY DEED

Carol P. Redmond and James G. Redmond

GRANTOR(S)

of Pleasant Grove , County of Utah, State of UTAH

Hereby *Convey(s)* and *Warrant(s)* to

John Hancock Charter School Foundation

GRANTEE(S)

of Pleasant Grove , County of Utah, STATE OF UTAH for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,

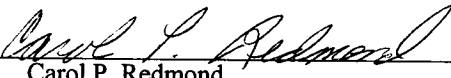
the following described tract(s) of land in *Utah* County, State of *Utah*:


Commencing 4.16 chains West of the Southeast corner of Lot 1, Block 49, Plat "A", PLEASANT GROVE CITY SURVEY OF BUILDING LOTS; thence West 1.50 chains; thence North 2.62 1/2 chains; thence East 1.50 chains; thence South 2.62 1/2 chains to the place of beginning.

03-050-0001

SUBJECT TO Easements, Restrictions, and Rights of Way of record and to general property taxes for the year 2008 and each year thereafter.

WITNESS, the hand(s) of said Grantor(s), on 12/14/07.

  
\_\_\_\_\_  
Carol P. Redmond

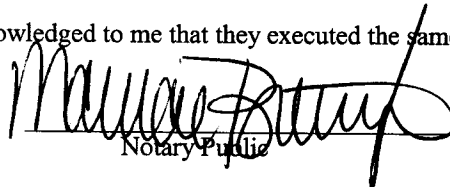
  
\_\_\_\_\_  
James G. Redmond

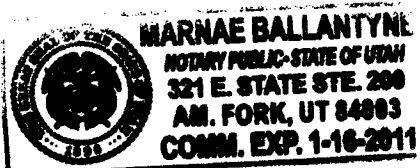
STATE OF UTAH                     )  
  :SS  
COUNTY OF UTAH                )

On 12/14/07 personally appeared before me

Carol P. Redmond and James G. Redmond

the signers of the within instrument who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
Notary Public



Mail Recorded Deed & Tax Notice To:  
John Hancock Charter School Foundation  
588 West 3300 North  
Pleasant Grove, UT 84062

ENT 117588:2022 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2022 Nov 14 02:27 PM FEE 40.00 BY MC  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



File No.: 162411-MCF

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## WARRANTY DEED

NCS Development, LLC, a Utah limited liability company

**GRANTOR(S)** of Kaysville, State of Utah, hereby Conveys and Warrants to

John Hancock Charter School Foundation, a Utah non-profit corporation

**GRANTEE(S)** of Pleasant Grove, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 66-921-0127 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 14th day of November, 2022.

NCS Development, LLC, a Utah limited liability company

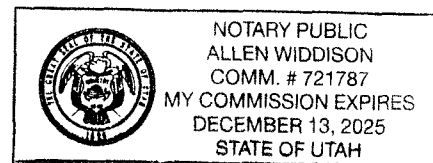
BY:   
Sheldon Killpack  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 14th day of November, 2022, before me, personally appeared Sheldon Killpack, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of NCS Development, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public





**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Lot 127, SCARLET RIDGE PHASE "A" PLAT "1A", according to the official plat thereof as recorded in the office of the Utah County Recorder on November 8, 2022 as Entry No. 116509:2022, being more particularly described as follows:

Beginning at a point located North 0°10'12" East along section line 1710.58 feet and West 402.00 feet from the East Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°56'03" West 643.57 feet; thence North 0°10'27" East 371.21 feet; thence along the arc of a 326.50 foot radius curve to the left 124.64 feet through a central angle of 21°52'18" (chord bears North 10°45'42" West 123.88 feet); thence North 21°41'50" West 152.18 feet; thence along the arc of a 15.00 foot radius curve to the right 26.33 feet through a central angle of 100°33'59" (chord bears North 28°35'09" East 23.08 feet); thence North 78°52'09" East 0.10 feet; thence along the arc of a 262.00 foot radius curve to the right 51.20 feet through a central angle of 11°11'48" (chord bears North 84°28'03" East 51.12 feet); thence South 89°56'03" East 435.67 feet; thence South 0°03'57" West 195.00 feet; thence South 89°56'03" East 225.75 feet; thence South 0°10'12" West 464.50 feet to the point of beginning.

**PARCEL 1A:**

Non-exclusive access and utility easement, appurtenant to Parcel 1 described herein, as more particularly described in that certain Access and Easement Agreement recorded December 17, 2020 as Entry No. 201373:2020.

**PARCEL 1B:**

Non-exclusive access and utility easements, appurtenant to Parcel 1 described herein, as more particularly described in that certain Access and Easement Agreement recorded December 28, 2020 as Entry No. 208135:2020.

**PARCEL 1C:**

Non-exclusive access and utility easement, appurtenant to Parcel 1 described herein, as more particularly described in that certain Access and Easement Agreement recorded December 28, 2020 as Entry No. 208144:2020.

**PARCEL 1D:**

Non-exclusive roadway and utility easements, appurtenant to Parcel 1 described herein, as more particularly described in that certain Roadway & Utility Access Easement recorded July 15, 2021 as Entry No. 125171:2021.