

**When Recorded, Return To:**

Kirton McConkie PC  
Attn: Elysa Dishman  
2600 W. Executive Parkway, Suite 400  
Lehi, Utah 84043

Tax Parcel No. 094030301

D-57924

(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, HILL FIELD SCHOOL DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), whose address is 352 N. Flint Street, Kaysville, Utah 84037, hereby conveys and warrants, against all claiming by, through, or under Grantor, to LEADERSHIP LEARNING ACADEMY, INC., a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 100 West 2675 North, Layton, Utah 84041, the following described property situated in Davis 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 ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 18 day of DEC., 2014.

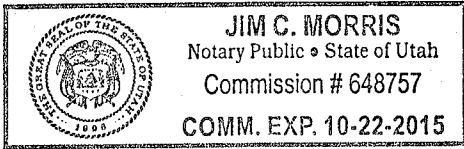
Grantor: HILL FIELD SCHOOL DEVELOPMENT, LLC,  
a Utah limited liability company

By: [Signature]  
Name: SWANSON KIMPACK  
Its: MGT

*[notary acknowledgement on following page.]*

STATE OF UTAH )  
COUNTY OF DAVIS ) ss.

On this 18 day of DECEMBER, 2014, personally appeared before me SHELDON KILPACK, 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 HILL FIELD SCHOOL DEVELOPMENT, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



Jim C. Morris  
Notary Public

**EXHIBIT A**

to Special Warranty Deed

(Legal Description of the Property)

That certain real property located in Davis County, Utah, specifically described as follows:

All of Lot 301, Windsor Square Commercial Subdivision, Subdivision Phase 3. Cont. 5.02000 Acres, according to the official plat thereof and of record in the office of Davis County Recorder.

The following is shown for informational purposes only: Tax Parcel No. 094030301.

**EXHIBIT B**

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2014 were paid. Taxes for the year 2015 will accrue as of January 1, 2015. Tax ID No. 09-403-0301. (2014 taxes were \$105,539.55 out of 09-045-0016)

2. SAID PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF WEBER BASIN WATER CONSERVANCY DISTRICT, MOSQUITO ABATEMENT, NORTH DAVIS SEWER IMPROVEMENT DISTRICT AND LAYTON CITY, AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF. (ASSESSMENTS ARE CURRENT AS OF THE DATE HEREOF)

3. This exception intentionally left blank.

4. EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED NOVEMBER 12, 1959 AS ENTRY NO. 195879, IN BOOK 174 AT PAGE 596, OF OFFICIAL RECORDS. (AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY SILVERPEAK ENGINEERING ENTITLED "LEADERSHIP LEARNING ACADEMY", DATED DECEMBER 13, 2012.) (AFFECTS THE NORTH AND WEST BOUNDARIES OF THE PROPERTY)

5. This exception intentionally left blank.

6. A RIGHT-OF -WAY EASEMENT FOR COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES AS CREATED IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND/OR QWEST COMMUNICATIONS RECORDED MARCH 5, 1980 AS ENTRY NO. 559066 IN BOOK 815, PAGE 447, OF OFFICIAL RECORDS.(EXACT LOCATION NOT DEFINED; APPEARS TO AFFECT THE WEST BOUNDARY PER PLAT ATTACHED TO THE RECORDED EASEMENT AND AS NOTED ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY SILVERPEAK ENGINEERING ENTITLED "LEADERSHIP LEARNING ACADEMY", DATED DECEMBER 13, 2012.)

7. This exception intentionally left blank.

8. This exception intentionally left blank.

9. This exception intentionally left blank.

10. This exception intentionally left blank.

11. This exception intentionally left blank.

12. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ASSESSMENTS, IF ANY, CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINDSOR SQUARE COMMERCIAL SUBDIVISION, RECORDED SEPTEMBER 12, 2000 AS ENTRY NO. 1612934 IN BOOK 2690 AT PAGE 1201, OF OFFICIAL RECORDS, BUT DELETING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

SAID COVENANTS WERE AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINDSOR SQUARE COMMERCIAL SUBDIVISION RECORDED MARCH 16, 2007 AS ENTRY NO. 2252780 IN BOOK 4241 AT PAGE 311 OF OFFICIAL RECORDS.

13. SUBJECT TO, BUT NOT LIMITED TO THE FOLLOWING MATTERS AS DISCLOSED BY ALTA SURVEY DATED DECEMBER 13, 2014, BY SILVERPEAK ENGINEERING, ENTITLED "LEADERSHIP LEARNING ACADEMY":

- a. Existing and Proposed Public Utility Easements
- b. Existing Irrigation line along the Northerly and Westerly lines
- c. Existing abandoned 6' water line as shown
- d. Storm Drain lines and Catch Basins as shown
- e. Existing 8" Water line and New 20' PUE for water line as shown

14. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: HILL FIELD SCHOOL DEVELOPMENT, LLC

Grantee: PACIFICORP, AN OREGON CORPORATION, dba  
ROCKY MOUNTAIN POWER

Recorded: February 08, 2013

Entry No.: 2719217

Book/Page: 5703/794



\*W3008578\*

Mail Recorded Deed and Tax Notice To:  
Leadership Learning Academy, Inc.  
1111 2nd Street  
Ogden, UT 84044

E# 3008578 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
07-Oct-19 03:19 PM FEE \$40.00 DEP TN  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



**COTTONWOOD  
TITLE**

File No.: 115766-JCP

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## SPECIAL WARRANTY DEED

Ogden School Development III, LLC,

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

Leadership Learning Academy, Inc., a Utah non-profit corporation,

**GRANTEE(S)** of 1111 2nd Street, Ogden, UT 84044

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

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 12-002-0035 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 3rd day of October, 2019.

Ogden School Development III, LLC

BY: \_\_\_\_\_

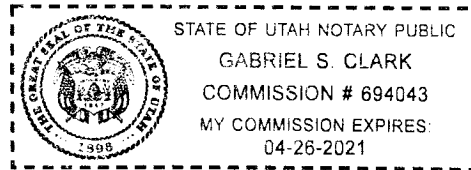
ITS: Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 3rd day of October, 2019, personally appeared before me Sheldon Killpack, who acknowledged themselves to be the Manager of Ogden School Development III, LLC, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Sheldon Killpack  
Notary Public



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

Part of the Northeast quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the South line of 2nd Street, said point being South 00°17'31" West 33.00 feet and North 89°09'45" West 293.50 feet from an Ogden City Street monument in the intersection of Harrison Boulevard and 2nd Street and running thence South 00°17'31" West 614.96 feet to a point on the Northerly boundary of Sherwood Park Subdivision Addition No. 6; thence along said subdivision the following (2) courses and distances: 1) North 89°09'45" West 185.50 feet; 2) thence North 48°56'29" West 209.35 feet to Easterly boundary of Sherwood Park Subdivision No. 3; thence along said East line North 00°50'15" East 479.75 feet to the South line of 2nd Street; thence along said South line South 89°09'45" East 339.50 feet to the point of beginning.