

13859489 B: 11289 P: 3732 Total Pages: 4
12/30/2021 01:02 PM By: dhummel Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed and Tax Notice To:
Advantage Arts Academy, a Utah non-profit corporation
290 North Flint Street
Kaysville, UT 84037



File No.: 133402-MCC

SPECIAL WARRANTY DEED

**Herriman School Development, LLC, a Utah limited liability company also shown of record as
Herriman School Development, L.L.C., a Utah limited liability company**

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

Advantage Arts Academy, a Utah non-profit corporation

GRANTEE(S) of Kaysville, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 26-26-126-017 and 26-26-126-025 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 29th day of December, 2021.

Herriman School Development, LLC, a Utah
limited liability company

BY:


Sheldon Killpack, Manager

STATE OF UTAH

COUNTY OF DAVIS

On 29th day of December, 2021, 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 executed the same on behalf of Herriman School Development, LLC, a Utah limited liability company.

Gabriel S Clark

Notary Public

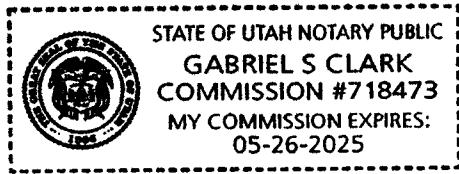


EXHIBIT A
Legal Description

PARCEL 1:

Lot 1, ADVANTAGE ARTS SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office, recorded March 27, 2020 as Entry No. 13228786 in Book 2020P at Page 70.

PARCEL 2:

Parcel C, JACKSON PHASE 1 SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder recorded April 28, 2020, as Entry No. 13255521, in Book 2020P at Page 92.

Mail Recorded Deed and Tax Notice To:
Advantage Arts Academy, a Utah non-profit corporation
454 South 500 East
Farmington, UT 84025

12903410
12/14/2018 12:10:00 PM \$14.00
Book - 10738 Pg - 6170-6172
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 107732-WHP

SPECIAL WARRANTY DEED

Olympia Ranch, L.L.C., a Utah limited liability company,

GRANTOR of Taylorsville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Advantage Arts Academy, a Utah non-profit corporation,

GRANTEE of Farmington, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 26-26-100-002 (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 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 12 day of December, 2018.

**Olympia Ranch, L.L.C., a Utah limited liability
company**

BY:
Douglas C. Young, Manager

A handwritten signature in black ink, appearing to read "Douglas C. Young, Manager", is written over a stylized oval. The signature is somewhat fluid and cursive.

STATE OF UTAH

COUNTY OF SALT LAKE

On the 12th day of December, 2018, personally appeared before me Douglas C. Young, who acknowledged himself to be the Manager of Olympia Ranch, L.L.C., a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

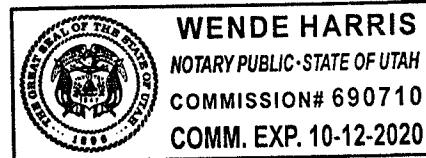


EXHIBIT A
PROPERTY DESCRIPTION

A part of the Northwest quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Herriman City, Salt Lake County, Utah.

Beginning at a point which is 781.83 feet North 89°59'04" West along the section line, and 476.00 feet South 00°00'56" West from the North quarter corner of said Section 26; thence South 00°00'56" West 322.25 feet; thence North 89°59'04" West 387.00 feet; thence North 00°00'56" East 472.25 feet; thence South 89°59'04" East 114.34 feet; thence South 00°00'56" West 150.00 feet; thence South 89°59'04" East 272.66 feet to the point of beginning.

Tax Id No.: 26-26-100-002

Mail Tax Notice To:
Advantage Arts Academy
290 N. Flint St.
Kaysville, UT 84037

13158459
12/30/2019 9:30:00 AM \$40.00
Book - 10878 Pg - 8378
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 1 P.

QUIT CLAIM DEED

Herriman School Development, LLC, a Utah limited liability company, Grantor, hereby QUIT CLAIMS to **Advantage Arts Academy**, a Utah nonprofit corporation, Grantee, or the sum of Ten Dollars (\$10.00), the following described tract of land in Salt Lake County, Utah, to wit:

A part of the Northwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Herriman City, Salt Lake County, Utah

Beginning at a point on the South right-of-way line of 11800 South Street, being 1111.20 feet North 89°59'04" West along the Section line and 33.00 feet South 0°00'56" West from the North Quarter Corner of said Section 26; thence South 0°00'56" West 293.00 feet; thence North 89°59'04" West 50.63 feet; thence North 0°00'56" East 293.00 feet to said South line of 11800 South Street; thence South 89°59'04" East 50.63 feet to the point of beginning.

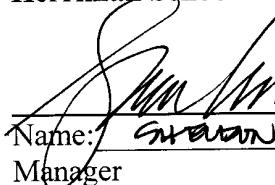
Contains: 14,834 sq.ft., Parcel No. 26-26-100-005

Subject to all easements, covenants, restrictions, encumbrances, rights-of-way and reservations of record or enforceable in law or equity.

WITNESS the hand of said Grantor, this 23rd day of December, 2019.

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Herriman School Development, LLC


Name: Sheldon Killpack
Manager

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 23rd day of December, 2019, by Sheldon Killpack, Manager of Herriman School Development, LLC.



STATE OF UTAH NOTARY PUBLIC
GABRIEL S. CLARK
COMMISSION # 694043
MY COMMISSION EXPIRES:
04-26-2021


NOTARY PUBLIC