

TW260929421

Mail Tax Notice to:
Grantee at address below

ENT 151133:2006 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Nov 09 4:50 pm FEE 15.00 BY ML
RECORDED FOR TITLE WEST TITLE COMPANY
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Charter School Properties V, LLC, GRANTOR

hereby **CONVEYS AND WARRANTS TO** all those claiming by, through and under it to

**The American Leadership Academy, Inc., a Utah non-profit corporation, as to an
undivided 10.4166% interest, GRANTEE**

of: 898 West 1100 South, Spanish Fork, Utah 84660

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

See attached Exhibit A for legal description.

Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

**The property conveyed herein is transferred as a charitable donation by Grantor to
Grantee.**

WITNESS the hand of said Grantor this 8th day of November, 2006.

Charter School Properties V, LLC

By: U.S. Charter Development, LLC, its Manager

By: Portfolio Investments, LLC, its Manager


By: Glenn L. Way, its Manager

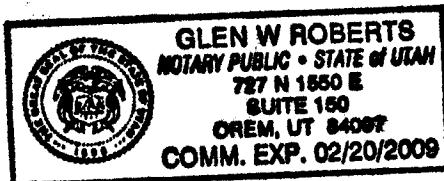

By: Corey M. Brand, its Manager

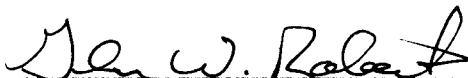
COUNTY OF UTAH)

: ss.

STATE OF UTAH)

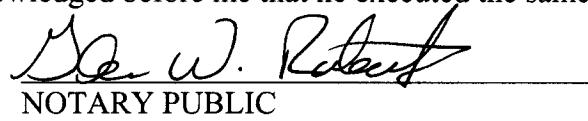
On the 8th day of November, 2006, personally appeared before me **Glenn L. Way, Manager for U.S. Charter Development, LLC, Manager for Charter School Properties V, LLC**, the signor of the within instrument who duly acknowledged before me that he executed the same.



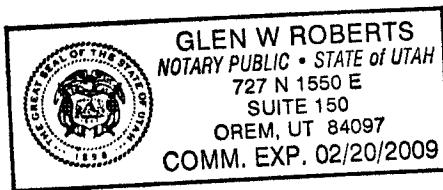

NOTARY PUBLIC

COUNTY OF UTAH)
: ss.
STATE OF UTAH)

On the 8th day of November, 2006, personally appeared before me **Corey M. Brand, Manager for Portfolio Investments, LLC, Manager for Charter School Properties V, LLC**, the signor of the within instrument who duly acknowledged before me that he executed the same.



NOTARY PUBLIC



LEGAL DESCRIPTION
EXHIBIT A

ENT 151133:2006 PG 3 of 3

An undivided 10.4166% interest in the following:

Beginning at a point on the proposed easterly right-of-way line of Mill Road located N89°35'19"E along the Quarter Section Line 286.40 feet and North 869.66 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence along said right-of-way N21°08'26"W 698.06 feet; thence N75°05'48"E 421.19 feet; thence N88°21'54"E 872.36 feet; thence S13°31'22"E 99.07 feet; thence S37°59'15"E 3.54 feet; thence South 64.96 feet; thence S24°05'04"E 243.76 feet; thence S11°24'15"E 214.04 feet; thence S52°26'05"W 63.87 feet; thence along the arc of a 400.00 foot radius curve to the right 262.26 feet through a central angle of 37°33'55" (chord: S71°13'03"W 257.58 feet); thence West 569.16 feet; thence along the arc of a 20.00 foot radius curve to the right 13.28 feet through a central angle of 38°02'45" (chord: N70°58'38"W 13.04 feet) to a point of reverse curvature; thence along the arc of 60.00 foot radius curve to the left 157.69 feet through a central angle of 150°35'10" (chord: S52°45'10"W 116.07 feet); thence West 226.04 feet to the point of beginning.

Less and excepting therefrom that portion lying within the following described property:

Beginning at a point located N89°35'19"E along the 1/4 Section line 297.46 feet and North 841.01 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence N21°08'26"W 107.69 feet; thence along the arc of a 20.00 foot radius non-tangent curve (radius bears: N68°51'34"E) 28.73 feet through a central angle of 82°17'43" (chord: S62°17'17"E 26.32 feet) to a point of reverse curvature; thence along the arc of a 233.00 foot radius curve to the right 54.64 feet through a central angle of 13°26'09" (chord: N83°16'56"E 54.51 feet); thence East 189.96 feet; thence along the arc of a 60.00 foot radius non-tangent curve (radius bears: S44°13'16"E) 71.55 feet through a central angle of 68°19'27" chord: S11°37'00"W 67.38 feet; thence West 176.40 feet; thence along the arc of a 167.00 foot radius curve to the left 22.73 feet through a central angle of 7°47'59" (chord: S86°06'00"W 22.72 feet) to a point of compound curvature; thence along the arc of a 20.00 foot radius curve to the left 36.07 feet through a central angle of 103°20'27" (chord: S30°31'48"W 31.38 feet) to the point of beginning.

TW260929421

Mail Tax Notice to:
Grantee at address below

ENT 151134:2006 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Nov 09 4:50 pm FEE 15.00 BY ML
RECORDED FOR TITLE WEST TITLE COMPANY
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Charter School Properties V, LLC, GRANTOR

hereby **CONVEYS AND WARRANTS TO** all those claiming by, through and under it to

**The American Leadership Academy, Inc., a Utah non-profit corporation, as to an
undivided 89.5834% interest, GRANTEE**

of: 898 West 1100 South, Spanish Fork, Utah 84660

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

See attached Exhibit A for legal description.

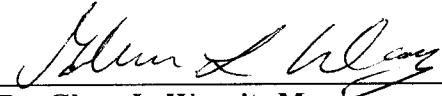
Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

WITNESS the hand of said Grantor this 8th day of November, 2006.

Charter School Properties V, LLC

By: U.S. Charter Development, LLC, its Manager

By: Portfolio Investments, LLC, its Manager


By: Glenn L. Way, its Manager


By: Corey M. Brand, its Manager

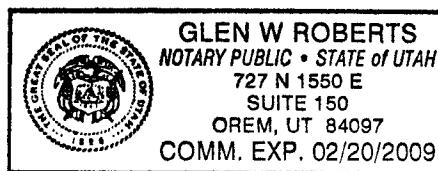
COUNTY OF UTAH)

: ss.

STATE OF UTAH)

On the 8th day of November, 2006, personally appeared before me **Glenn L. Way, Manager for U.S. Charter Development, LLC, Manager for Charter School Properties V, LLC**, the signor of the within instrument who duly acknowledged before me that he executed the same.


NOTARY PUBLIC

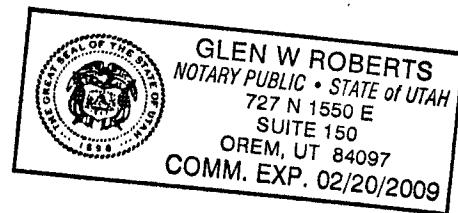


COUNTY OF UTAH)
: ss.
STATE OF UTAH)

On the 8th day of November, 2006, personally appeared before me **Corey M. Brand, Manager for Portfolio Investments, LLC, Manager for Charter School Properties V, LLC**, the signor of the within instrument who duly acknowledged before me that he executed the same.



NOTARY PUBLIC



LEGAL DESCRIPTION
EXHIBIT A

ENT 151134:2006 PG 3 of 3

An undivided 89.5834% interest in the following:

Beginning at a point on the proposed easterly right-of-way line of Mill Road located N89°35'19"E along the Quarter Section Line 286.40 feet and North 869.66 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence along said right-of-way N21°08'26"W 698.06 feet; thence N75°05'48"E 421.19 feet; thence N88°21'54"E 872.36 feet; thence S13°31'22"E 99.07 feet; thence S37°59'15"E 3.54 feet; thence South 64.96 feet; thence S24°05'04"E 243.76 feet; thence S11°24'15"E 214.04 feet; thence S52°26'05"W 63.87 feet; thence along the arc of a 400.00 foot radius curve to the right 262.26 feet through a central angle of 37°33'55" (chord: S71°13'03"W 257.58 feet); thence West 569.16 feet; thence along the arc of a 20.00 foot radius curve to the right 13.28 feet through a central angle of 38°02'45" (chord: N70°58'38"W 13.04 feet) to a point of reverse curvature; thence along the arc of 60.00 foot radius curve to the left 157.69 feet through a central angle of 150°35'10" (chord: S52°45'10"W 116.07 feet); thence West 226.04 feet to the point of beginning.

Less and excepting therefrom that portion lying within the following described property:

Beginning at a point located N89°35'19"E along the 1/4 Section line 297.46 feet and North 841.01 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence N21°08'26"W 107.69 feet; thence along the arc of a 20.00 foot radius non-tangent curve (radius bears: N68°51'34"E) 28.73 feet through a central angle of 82°17'43" (chord: S62°17'17"E 26.32 feet) to a point of reverse curvature; thence along the arc of a 233.00 foot radius curve to the right 54.64 feet through a central angle of 13°26'09" (chord: N83°16'56"E 54.51 feet); thence East 189.96 feet; thence along the arc of a 60.00 foot radius non-tangent curve (radius bears: S44°13'16"E) 71.55 feet through a central angle of 68°19'27" chord: S11°37'00"W 67.38 feet; thence West 176.40 feet; thence along the arc of a 167.00 foot radius curve to the left 22.73 feet through a central angle of 7°47'59" (chord: S86°06'00"W 22.72 feet) to a point of compound curvature; thence along the arc of a 20.00 foot radius curve to the left 36.07 feet through a central angle of 103°20'27" (chord: S30°31'48"W 31.38 feet) to the point of beginning.

WHEN RECORDED RETURN TO:

Name:
Address:

ENT 70572:2007 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 May 14 10:48 am FEE 14.00 BY HI
RECORDED FOR TITLE WEST TITLE COMPANY
ELECTRONICALLY RECORDED

WARRANTY DEED

SFATC, LLC, a Utah limited liability company, GRANTOR

hereby **CONVEYS AND WARRANTS TO**

American Leadership Academy, Inc., a Utah non-profit corporation, GRANTEE
of: 898 West 1100 South, Spanish Fork, Utah 84660

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

See attached Exhibit "A" for legal description

Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

WITNESS the hand of said Grantor this 5th day of April, 2007.

SFATC, LLC, a Utah limited liability company



Brian R. Hughes, Manager

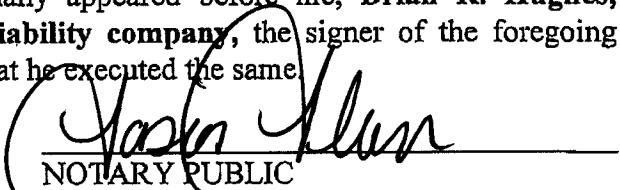
TM 2104 31530

COUNTY OF UTAH)

: ss.

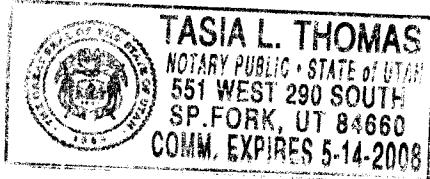
STATE OF UTAH)

On the 5th day of April, 2007 personally appeared before me, Brian R. Hughes, Manager of SFATC, LLC, a Utah limited liability company, the signer of the foregoing instrument who duly acknowledged before me that he executed the same.



TASIA L. THOMAS

NOTARY PUBLIC



LEGAL DESCRIPTION
EXHIBIT A

PARCEL "B"
PARSON'S TO SCHOOL

Beginning at a point on the south line of 1100 South Street located N89°35'19"E along the 1/4 Section line 1,480.85 feet and North 1,048.97 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence N11°24'15"W 214.04 feet; thence N24°05'04"W 243.76 feet; thence North 64.96 feet to the easterly line of that real property described in deed Entry No. 90151:2002 in the official records of Utah County; thence S37°59'15"E along said real property 480.66 feet to the south line of 1100 South Street; thence S52°26'05"W along said south line 194.34 feet to the point of beginning.

PARCEL "C"
PARSON'S TO SCHOOL

Beginning at a point on the westerly line of that real property described in deed Entry No. 90151:2002 in the official records of Utah County located N89°35'19"E along the 1/4 Section line 1,284.88 feet and North 1,526.74 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence along said real property the following (2) courses: N23°44'37"W 128.64 feet; thence N88°21'54"E 51.78 feet; thence S0°01'01"E 119.23 feet to the point of beginning.

PARCEL "D"
PARSON'S TO SCHOOL

Beginning at a point on the northerly line of that real property described in deed Entry No. 90151:2002 in the official records of Utah County located N89°35'19"E along the 1/4 Section line 1,290.16 feet and North 1,646.09 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence along said real property the following (2) courses: N88°21'54"E 23.56 feet; thence S13°31'22"E 45.78 feet; thence N38°00'00"W 55.63 feet to the point of beginning.



89594-20

After Recording Mail To:
American Leadership Academy Inc.
898 West 1100 South
Spanish Fork UT 84660

Space Above This Line for Recorder's Use

WARRANTY DEED

Charter School Properties V, LLC, a Utah limited liability company
GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00),
and other good and valuable consideration in hand paid by
American Leadership Academy Inc.
GRANTEE(S), of **898 West 1100 South Spanish Fork UT 84660**

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying
in Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND
MADE A PART HEREOF.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise
appertaining members and appurtenances to the Real Estate in anywise appertaining
thereto, being subject, however, to easements, rights of way, restrictions, etc., of record
or enforceable in law or equity.

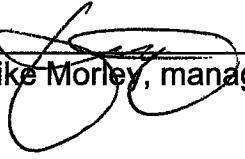
Tax Serial No. 34-486-0202

Witness our hands on 21 day of January, 2021

Grantor:

Charter School Properties V, LLC, a Utah Limited Liability Company

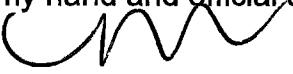
By:


Mike Morley, manager

STATE OF UTAH
COUNTY OF UTAH

On this 21 day of January, 2021, personally appeared Mike Morley, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is manager of Charter School Properties V, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.



Notary Public



EXHIBIT A

Property 1:

Lot 202, THE ACADEMY PARK SUBDIVISION, PLAT B, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

Also that portion of land acquired by Quit Claim Deed executed December 11, 2020 and recorded December 11, 2020 as entry No. 198078:2020 and described as:

Beginning at point on the Easterly Line of Lot 202, Academy Park, Plat "B", which point lies North 0°11' 09" West 708.96 feet along the Section Line and East 1511.77 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 37° 35' 04" East 169.15 feet to a point on the Northerly Line of Lot 203 of said subdivision; thence North 67° 49' 40" West 95.48 feet along said Lot 203 to the Southeasterly Corner of said Lot 202; thence North 8° 33' 36" West 99.12 feet along said Lot 202 to the point of beginning.

Less and excepting that portion of land deeded by Quit Claim Deed executed December 11, 2020 and recorded December 11, 2020 as entry No. 198081:2020 and described as:

Beginning at the Northeasterly Corner of Lot 202, Academy Park, Plat "B", which point lies North 0° 11' 09" West 968.34 feet along the Section line and East 1473.57 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 8° 33' 36" East 196.29 feet along the Easterly Line of said Lot 202; thence North 67° 46' 52" West 45.54 feet; thence North 26° 18' 31" West 143.86 feet to the Southerly Line of 1100 South Street; thence along said Street Northeasterly 90.58 feet along the arc of a 466.00 foot radius curve to the left through a central angle of 11° 08' 13", the chord bears North 58° 00' 12" East 90.44 feet to the point of beginning.