

When Recorded, Return To:

Kirton & McConkie
Attn: Joel Wright
60 East South Temple Suite 1800
Salt Lake City, Utah 84145-0120

ENT 80526:2011 PG 1 of 5
Jeffery Smith
Utah County Recorder
2011 Nov 08 03:09 PM FEE 18.00 BY EO
RECORDED FOR Select Title Insurance Agency
ELECTRONICALLY RECORDED

Tax Parcel No. 37-256-0001

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, MOUNTAINVILLE PROPERTIES, LLC, a Utah limited liability company ("Grantor"), whose address is 1955 West Grove Parkway, Suite 200, Pleasant Grove, Utah 84062, hereby conveys and warrants, against all claiming by, through, or under Grantor, to MOUNTAINVILLE ACADEMY, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 195 South Main Street, Alpine, Utah 84004, the following described property situated 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 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 7th day of November, 2011.

Grantor: MOUNTAINVILLE PROPERTIES, LLC,
a Utah limited liability company

By: _____
Name: _____
Its: _____

See attached for signatures and Notary acknowledgement
[Notary acknowledgement on following page]

Mountainville Properties, LLC

By:

Holdings
MJ Properties, LLC, Member/Manager

By:

James A. Ferrin
James A. Ferrin, Managing Member

Portfolio Charter Investments, LLC, Member/Manager

By:

Corey Brand
Corey Brand, Managing Member

By:

Scott Brand
Scott Brand, Managing Member

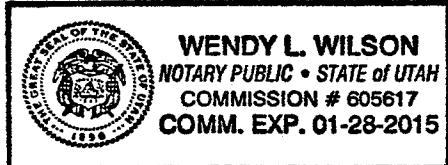
JEP
Main Street Charter Properties, LLC, Member/Manager

By:

Wayne M. Patterson
Wayne M. Patterson, Managing Member

State of Utah)
 §
 County of Utah)

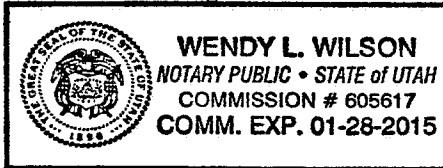
On this 7th day of November, 2011, personally appeared before me James A. Ferrin, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Managing Member of MJ Holdings, LLC, a Utah limited liability company, and that said document was executed by him in behalf of said Limited Liability Company, in its capacity as Manager of Mountainville Properties, LLC, a Utah Limited Liability Company, by Authority of its Operating Agreement, and/or Resolution of its Managers.



Notary Public

State of Utah)
 §
 County of Utah)

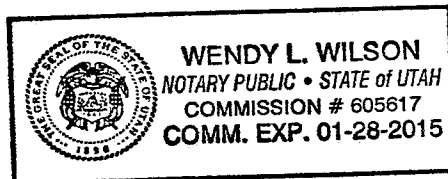
On this 7th day of November, 2011, personally appeared before me Corey Brand and Scott Brand, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Managing Members of Portfolio Charter Investments, LLC, a limited liability company, and that said document was executed by them in behalf of said Limited Liability Company, in its capacity as Manager of Mountainville Properties, LLC, a Utah Limited Liability Company, by Authority of its Operating Agreement, and/or Resolution of its Managers.



Notary Public

State of Utah)
 §
 County of Utah)

On this 7th day of November, 2011, personally appeared before me Wayne M. Patterson, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Managing Member of Main Street Charter Properties, LLC, a Utah limited liability company, and that said document was executed by him in behalf of said Limited Liability Company, in its capacity as Manager of Mountainville Properties, LLC, a Utah Limited Liability Company, by Authority of its Operating Agreement, and/or Resolution of its Managers.



Notary Public

EXHIBIT A
to Special Warranty Deed

(Legal Description of the Property)

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

LOT 1, PLAT "A", DRY CREEK SQUARE SECOND AMENDED
SUBDIVISION, ALPINE, UTAH, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

The following is shown for information purposes only: 37-256-0001.

EXHIBIT B
to Special Warranty Deed

(Exceptions and Encumbrances)

1. General property taxes for the year 2011 and subsequent years.
2. The land is included within the boundaries of ALPINE CITY/THE TIMPANOGOS SPECIAL SERVICE DISTRICT/UTAH VALLEY DISPATCH SPECIAL SERVICE DISTRICT AND TAX DISTRICT NO. 40, and is subject to charges and assessments made thereby. As of the date of this Special Warranty Deed all charges and assessments are currently paid and none are currently a lien against the Property.
3. An EASEMENT over, across or through the land for irrigation and incidental purposes, as granted to the Utah Water and Power Board by Instrument recorded November 9, 1956, as Entry No. 15993, in Book 729, at Page 359, of Official Records.
4. PERMISSION to locate and construct within the land and outside the limits of the highway right of way all irrigation and/or waste water ditches made necessary by the construction of State Route 74, as set forth in Warranty Deed dated July 23, 1958, executed by Alton R. Carlisle and Beryl Carlisle, in favor of State Road Commission of Utah, recorded August 27, 1958, as Entry No. 11296, in Book 788, at Page 92, of Official Records.
5. An EASEMENT over, across or through the land for the placement of a storm drain pipe line and related facilities granted to Alpine City Corporation by instrument recorded August 30, 1996, as Entry No. 71256, in Book 4057, at Page 702, of Official Records.
6. Conditions contained in that certain Ordinance (No. 98-09) approving Dry Creek Square, a planned commercial development, recorded January 13, 2000, as Entry No. 3637:2000 of Official Records.
7. Flood Plane EASEMENT as shown on the original Plat of Dry Creek Square recorded January 3, 2000, as Entry No. 3638:2000, Map Filing 8392, of Official Records.
8. Public Utility EASEMENTS as shown on Dry Creek Square Second Amended subdivision plat, recorded November 3, 2006, as Entry No. 147933:2006, Map Filing No. 11960, Book 37, of Official Records.
9. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Declaration of Protective Covenants, Guidelines, Conditions and Restrictions for Dry Creek Square Commercial Office Association, recorded January 13, 2000, as Entry No. 3639:2000, of Official Records.
10. Access from Main Street (SR-74) is limited to those openings permitted by the State of Utah as regulated by the Department of Transportation.

When Recorded, Return To:

Kirton & McConkie
Attn: Joel Wright
60 East South Temple Suite 1800
Salt Lake City, Utah 84145-0120

ENT 80527:2011 PG 1 of 4
Jeffery Smith
Utah County Recorder
2011 Nov 08 03:09 PM FEE 16.00 BY EO
RECORDED FOR Select Title Insurance Agency
ELECTRONICALLY RECORDED

Tax Parcel No. 37-256-0002

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, MAIN STREET CHARTER PROPERTIES, LLC, a Utah limited liability company ("Grantor"), whose address is 11038 Highland Boulevard, #100, Highland, Utah 84003, hereby conveys and warrants, against all claiming by, through, or under Grantor, to MOUNTAINVILLE ACADEMY, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 195 South Main Street, Alpine, Utah 84004, the following described property situated 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 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 7th day of November, 2011.

Grantor:

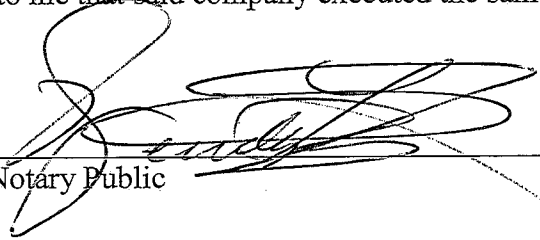
MAIN STREET CHARTER PROPERTIES, LLC,
a Utah limited liability company

By: Wayne M. Patterson
Name: Wayne M. Patterson
Its: Manager

[Notary acknowledgement on following page]

STATE OF UTAH)
COUNTY OF Utah) ss.

On this 7th day of November, 2011, personally appeared before me Wayne M. Patterson, 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 MAIN STREET CHARTER PROPERTIES, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.


Notary Public

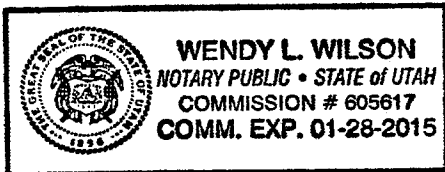


EXHIBIT A
to Special Warranty Deed

(Legal Description of the Property)

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

LOT 2, PLAT "A", DRY CREEK SQUARE SECOND AMENDED
SUBDIVISION, ALPINE, UTAH, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

The following is shown for information purposes only: 37-256-0002.

EXHIBIT B
to Special Warranty Deed

(Exceptions and Encumbrances)

1. General property taxes for the year 2011 and subsequent years.
2. The land is included within the boundaries of ALPINE CITY/THE TIMPANOGOS SPECIAL SERVICE DISTRICT/UTAH VALLEY DISPATCH SPECIAL SERVICE DISTRICT AND TAX DISTRICT NO. 40, and is subject to charges and assessments made thereby. As of the date of this Special Warranty Deed all charges and assessments are currently paid and none are currently a lien against the Property.
3. An EASEMENT over, across or through the land for irrigation and incidental purposes, as granted to the Utah Water and Power Board by Instrument recorded November 9, 1956, as Entry No. 15993, in Book 729, at Page 359, of Official Records.
4. PERMISSION to locate and construct within the land and outside the limits of the highway right of way all irrigation and/or waste water ditches made necessary by the construction of State Route 74, as set forth in Warranty Deed dated July 23, 1958, executed by Alton R. Carlisle and Beryl Carlisle, in favor of State Road Commission of Utah, recorded August 27, 1958, as Entry No. 11296, in Book 788, at Page 92, of Official Records.
5. An EASEMENT over, across or through the land for the placement of a storm drain pipe line and related facilities granted to Alpine City Corporation by instrument recorded August 30, 1996, as Entry No. 71256, in Book 4057, at Page 702, of Official Records.
6. Conditions contained in that certain Ordinance (No. 98-09) approving Dry Creek Square, a planned commercial development, recorded January 13, 2000, as Entry No. 3637:2000 of Official Records.
7. Flood Plane EASEMENT as shown on the original Plat of Dry Creek Square recorded January 3, 2000, as Entry No. 3638:2000, Map Filing 8392, of Official Records.
8. Public Utility EASEMENTS as shown on Dry Creek Square Second Amended subdivision plat, recorded November 3, 2006, as Entry No. 147933:2006, Map Filing No. 11960, Book 37, of Official Records.
9. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Declaration of Protective Covenants, Guidelines, Conditions and Restrictions for Dry Creek Square Commercial Office Association, recorded January 13, 2000, as Entry No. 3639:2000, of Official Records.
10. Access from Main Street (SR-74) is limited to those openings permitted by the State of Utah as regulated by the Department of Transportation.

2

Mail Recorded Deed and Tax Notice To:
Mountainville Academy, a Utah non-profit corporation
195 S Main St.
Alpine, UT 84004

ENT98601:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Sep 08 11:40 AM FEE 40.00 BY AR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 159503-CAP

WARRANTY DEED

Alpine Carlyle, LLC, a Utah limited liability company

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

Mountainville Academy, a Utah non-profit corporation

GRANTEE(S) of Alpine, 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.: 02-001-0013 (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 7th day of September, 2022.

Alpine Carlyle, LLC, a Utah limited liability
company

BY: 

Lyle F. Petersen
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 7th day of September, 2022, before me, personally appeared Lyle F. Petersen, 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 Alpine Carlyle, LLC, a Utah limited liability company.

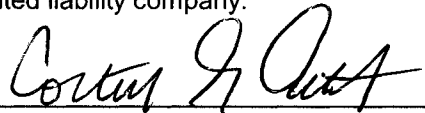

Notary Public



EXHIBIT A
Legal Description

Beginning at the intersection of a fence line and the East line of Main Street, Alpine, Utah, which point is South 89°46'19" West along the section line 1170.42 feet and North 501.33 feet (based on the Utah State Coordinate System, Central Zone and Data published by the Utah County Surveyor as of January, 1986) from the Southeast corner of Section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian; said point may also be described as being South 00°27'00" West 140.59 feet from the Northwest corner of Lot 3, Block 1, Plat "A", Alpine City Survey; thence North 89°57'40" East along said fence line 238.26 feet to a fence line; thence South 00°12'45" East along said fence line and extension thereof 140.83 feet; thence West 240.13 feet to the East line of said Main Street; thence North 00°33'00" East along said street line 140.68 feet to the point of beginning.



ENT55817:2017 PG 1 of 2
Jeffery Smith
Utah County Recorder
2017 Jun 09 12:57 PM FEE 12.00 BY MG
RECORDED FOR Old Republic Title (Orem)
ELECTRONICALLY RECORDED

RESPA

WHEN RECORDED MAIL TO:

Mountainville Academy
195 S Main Street
Alpine, Utah 84004
File Number: 1723562SM

WARRANTY DEED

Kent W. Hanson and Bonna B. Hanson, or their Successor, as Trustee Under Agreement with The Hanson Family Trust dated the 24th day of May, 2016

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Mountainville Academy,

GRANTEE

the following tract of land in Utah, County, State of UTAH, to-wit

Encroachment Area

Beginning at a point being North 367.47 feet and West 641.09 feet from the Northeast Corner of Section 25, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said point of beginning also being East 16.18 feet and South 263.85 feet from the Northwest Corner of Block 1, Plat A, Alpine City Survey, and running;

thence South 0°20'09" West 193.93 feet along an existing wall;
thence South 87°20'49" East 71.49 feet along an existing wall;
thence South 10°47'06" West 3.00 feet to the north line Lot 1, Plat "A", Dry Creek Square

Second Amended;

thence North 86°47'40" West 67.44 feet along the north line of said Lot 1;
thence North 79°11'00" West 18.90 feet along the north line to the east line of said Lot 1;
thence North 192.70 feet along the east line to the Northeast Corner of said Lot 1;
thence North 89°24'40" East 16.18 feet to the point of beginning.

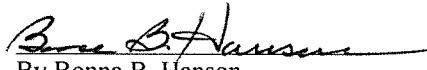
TAX ID NUMBER FOR PROPERTY: 02-001-0003

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2017 and thereafter.

WITNESS the hand of Grantor, this 9th day of June, 2017.

The Hanson Family Trust dated the 24th day of May, 2016

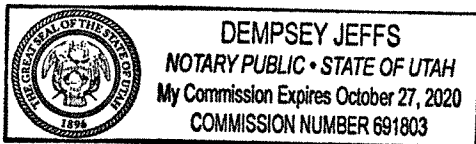

By Kent W. Hanson
Its Trustee

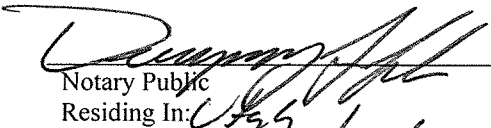

By Bonna B. Hanson
Its Trustee

STATE OF UTAH

COUNTY OF UTAH

On this 9th day of June, 2017, personally before me appeared Kent W. Hanson and Bonna B. Hanson, who proven on the basis of satisfactory evidence is the trustee(s) of The Hanson Family Trust dated the 24th day of May, 2016, and that said document was signed by him/her on behalf of said trust by authority of the trust governing documents, and acknowledged to me that said trust executed the same.




Notary Public
Residing In: Utah
Commission Expires: 10/27/20