

2371029

BK 4549 PG 1408

When Recorded Mail to:

Ed Miles
1480 S. Pioneer Road
Salt Lake City, UT 84104

E 2371029 B 4549 P 1408-1409
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/6/2008 4:59:00 PM
FEE \$12.00 Pgs: 2
DEP eCASH REC'D FOR PATRIOT TITLE INS AGENCY

(Space Above this Line for Recording Data)

WARRANTY DEED

WEST POINT PRUD, LLC, a limited liability company, Grantor, hereby CONVEYS and WARRANTS to MILES PROPERTIES AND INVESTMENTS, LLC, Grantee, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Davis County, State of Utah, to wit:

SEE EXHIBIT "A" ATTACHED HERETO. *DM*
~~KOTX4XWESTXPOINTXTOWNECENTERCOMMERCIALXSUBDIVISION~~
~~ACCORDINGXTOXTHEXOFFICIALXPLANXHEREOFXONFILEXANDXOFRECORD~~
~~INTHEOFFICEXOFXTHEXDAVISXCOUNTYXRECORDER.~~

SUBJECT TO ALL RESTRICTIONS, COVENANTS, RIGHTS OF WAY AND EASEMENTS APPEARING OF RECORD AND ENFORCEABLE IN LAW.

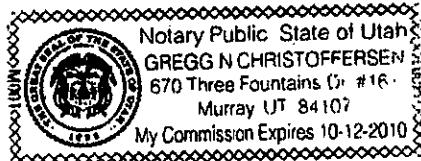
TAX IDENTIFICATION NO. 14-325-0005

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed the 28th day of May, 2008.

edward
By EDWARD O. MILES, Member
West Point Prud, LLC

COUNTY OF SALT LAKE)
STATE OF UTAH) : ss

On the 28th day of May, 2008, EDWARD O. MILES personally appeared before me after being duly sworn, did say that he is the only member of WEST POINT PRUD, LLC, and that the within and foregoing instrument was signed in behalf of said limited liability company by authority of its operating agreement and a resolution of its members, and said EDWARD O. MILES duly acknowledged to me that said limited liability company executed the same.



edward
Notary Public

EXHIBIT "A"

LOT 4, WEST POINT TOWNE CENTER COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

LESS AND EXCEPTING THEREFROM A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF EQUESTRIAN RANCHETTES SUBDIVISION, A SUBDIVISION IN WEST POINT CITY, DAVIS COUNTY, UTAH WHICH IS 396.88 FEET NORTH 0°01'48" WEST ALONG THE SECTION LINE AND 33.00 FEET SOUTH 89°58'12" WEST TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND 330 FEET NORTH 89°55'52" WEST ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION FROM THE SOUTHEAST CORNER OF SAID SECTION 32; AND RUNNING THENCE NORTH 89°55'52" WEST 3.50 FEET; THENCE NORTH 0°02'04" WEST 318.14 FEET; THENCE NORTH 89°58'52" EAST 3.50 FEET TO THE WEST BOUNDARY OF SAID SUBDIVISION; THENCE SOUTH 0°02'04" EAST 318.14 FEET ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING.

TAX IDENTIFICATION NO. 14-325-0005

E 3509336 B 8143 P 469-470

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

11/30/2022 12:08:00 PM

FEE \$40.00 Pgs: 2

DEP eCASH REC'D FOR OLD REPUBLIC NATL TITLE INS CO

When Recorded Mail This Deed To:

Joel D. Wright
Kirton McConkie PC Thanksgiving Park Four
2600 West Executive Parkway, #400
Lehi, Utah 84043

Mail Tax Notice to:

Monticello Academy
Attn: Kim Coleman
2782 S. Corporate Park Drive
West Valley City, UT 84120

ORT 2267555HM

Parcel Nos. 14-450-0007, 14-450-0010,
14-450-0011

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

MILES PROPERTIES AND INVESTMENTS, LLC, a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto MONTICELLO ACADEMY, Inc., a Utah nonprofit corporation, Grantee, whose current address is 2782 S. Corporate Park Drive, West Valley City, Utah 84120, the following described real property in Davis County, State of Utah, to-wit:

LOTS 7, 10 AND 11, AMENDED PLAT OF LOT 4 WEST POINT TOWNE CENTER COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property but such excepted matters do not include: (1) any and all any mechanic's or materialmen's liens against the Property created by, through or under Grantor; and (2) any tax or judgment liens arising by, through or under Grantor.

[Signature and acknowledgment on following page]

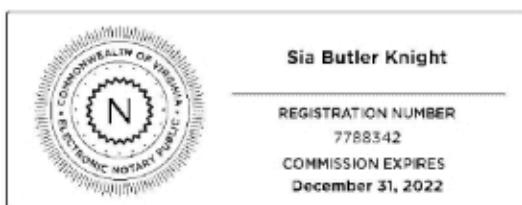
WITNESS, the hand of said Grantor, this 18th day of November, 2022.

MILES PROPERTIES AND
INVESTMENTS, LLC,
a Utah limited liability company

By: Edward O. Miles
Print Name: Edward O. Miles
Title: Manager

STATE OF Virginia)
SS.
COUNTY OF Prince William)

The foregoing instrument was acknowledged before me this 18th day of November, 2022 by Edward O. Miles, as Manager of Miles Properties and Investments, LLC, a Utah limited liability company, and acknowledged to me that he executed the same on behalf of said limited liability companies.



Sia Butler Knight
Notary Public
Residing at: Woodbridge, VA
My commission expires: 12/31/2022

Notarized online using audio-video communication

E 3509337 B 8143 P 471-472
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/30/2022 12:08:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR OLD REPUBLIC NATL TITLE INS CO

When Recorded Mail This Deed To:

Joel D. Wright
Kirton McConkie PC Thanksgiving Park Four
2600 West Executive Parkway, #400
Lehi, Utah 84043

Mail Tax Notice to:

Monticello Academy
Attn: Kim Coleman
2782 S. Corporate Park Drive
West Valley City, UT 84120

ORT 2267555HM

Parcel Nos. 14-450-0008, 14-450-0009

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

WEST POINT MEDICAL AND PROFESSIONAL PLAZA, LLC, a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto MONTICELLO ACADEMY, Inc., a Utah nonprofit corporation, Grantee, whose current address is 2782 S. Corporate Park Drive, West Valley City, Utah 84120, the following described real property in Davis County, State of Utah, to-wit:

LOTS 8 AND 9, AMENDED PLAT OF LOT 4 WEST POINT TOWNE CENTER COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property but such excepted matters do not include: (1) any and all any mechanic's or materialmen's liens against the Property created by, through or under Grantor; and (2) any tax or judgment liens arising by, through or under Grantor.

[Signature and acknowledgment on following page]

WITNESS, the hand of said Grantor, this 18th day of November, 2022.

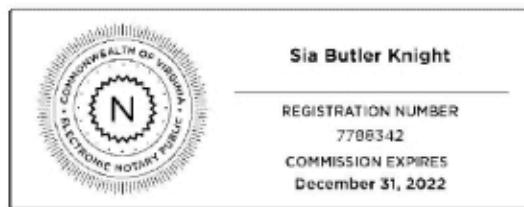
WEST POINT MEDICAL AND
PROFESSIONAL PLAZA, LLC,
a Utah limited liability company

By: Edward O. Miles
Print Name: Edward O. Miles
Title: Member

STATE OF Virginia

COUNTY OF Prince William

The foregoing instrument was acknowledged before me this 18th day of November, 2022 by Edward O. Miles, as Member of West Point Medical and Professional Plaza, a Utah limited liability company, and acknowledged to me that he executed the same on behalf of said limited liability company.



Sia Butler Knight
Notary Public
Residing at: Woodbridge, VA
My commission expires: 12/31/2022

Notarized online using audio-video communication