

When Recorded Mail to:  
Ed Miles  
1480 S. Pioneer Road  
Salt Lake City, UT 84104

2371029  
BK 4549 PG 1408

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. *em*

~~NOT A 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.~~

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

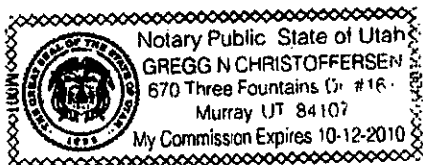
TAX IDENTIFICATION NO. 14-325-0005

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

*Edward O. Miles*  
By EDWARD O. MILES, Member  
West Point Prud, LLC

COUNTY OF SALT LAKE           )  
  : ss  
STATE OF UTAH                 )

On the 28<sup>th</sup> 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.



*Gregg N. Christoffersen*  
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

**When Recorded Mail This Deed To:**

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

**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**

**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

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(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  
Kirtan 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

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(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.

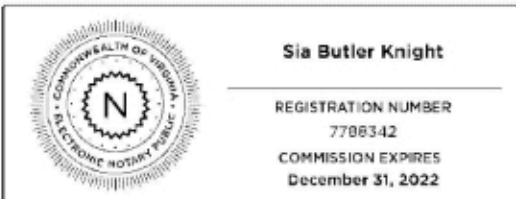
WEST POINT MEDICAL AND  
PROFESSIONAL PLAZA, LLC,  
a Utah limited liability company

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