

10964251  
6/3/2010 10:45:00 AM \$16.00  
Book - 9830 Pg - 4371-4374  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE LAYTON  
BY: eCASH, DEPUTY - EF 4 P.

**When Recorded, Return To:**

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

Tax Parcel No. 27-20-401-007-0000

(Space above for Recorder's use only)

77632

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, PARADIGM PROJECT DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), whose address is 6900 South 900 East, Suite 200, Midvale, Utah 84047, hereby conveys and warrants, against all claiming by, through, or under Grantor, to PARADIGM HIGH SCHOOL, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 11577 South 3600 West, South Jordan, Utah 84095, the following described property situated in Salt Lake 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 2<sup>nd</sup> day of JUNE, 2010.

Grantor:

PARADIGM PROJECT DEVELOPMENT, LLC, a  
Utah limited liability company

By: 

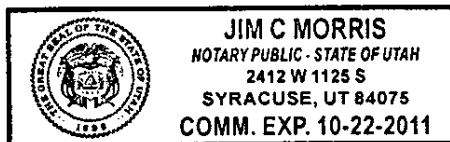
Name: Tom Pitcher

Its: Manager

*[notary acknowledgement on following page.]*

STATE OF UTAH                     )  
  ) ss.  
COUNTY OF SALT LAKE )

On this 2<sup>nd</sup> day of JUNE, 2010, personally appeared before me  
TOM PITCHER, 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 PARADIGM PROJECT DEVELOPMENT, LLC, a Utah  
limited liability company, and acknowledged to me that said company executed the same.



*Jim C Morris*  
Notary Public

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**EXHIBIT A**

to Special Warranty Deed

(Legal Description of the Property)

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

Beginning at a point on the East line of 3600 West Street, said point being South 00°00'42" West 1014.76 feet along the Section line and South 89°48'16" East 33.00 feet from the center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°48'16" East 628.05 feet; thence South 00°00'32" West 361.47 feet to a point on the North line of South Jordan Estates Phase I, as found on file at the Salt Lake County Recorder's Office, Book 95-12P, page 355; thence North 89°48'16" West 446.42 feet along the North line of South Jordan Estates Phase I; thence North 00°00'40" East 51.07 feet; thence North 89°48'16" West 181.65 feet to a point on the East line of said 3600 West Street; thence North 00°00'42" East 310.39 feet along the East line of said 3600 West Street to the point of beginning.

The following is shown for information purposes only: 27-20-401-007

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**EXHIBIT B**

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2010 and subsequent years, not yet due and payable. are now a lien, but not yet due.

2. Said property is included within the boundaries of South Jordan City, and is subject to the charges and assessments thereof. As of the date of the recordation of this Special Warranty Deed, all charges are currently paid and no charges or assessments are currently a lien against the Property.

Said property is included within the boundaries of South Valley Sewer District, and is subject to the charges and assessments thereof. As of the date of the recordation of this Special Warranty Deed, all charges are currently paid and no charges or assessments are currently a lien against the Property.

3. Any rights, interests or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled "Paradigm High School", as Project 4147 dated May 13, 2010, prepared by Patrick M. Harris License No. 286882:

- a. Variation of fence lines from property boundary lines.
- b. Encroachment of improvements onto abutting property to the North.

*When recorded mail to (Tax Mailing Address):*

Grantee

11577 South 3600 West

South Jordan, UT 84095

MTC File No. 350145

14443930 B: 11605 P: 4368 Total Pages: 2

10/01/2025 11:54 AM By: aallen Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: MERIDIAN TITLE COMPANY

64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

## **WARRANTY DEED**

Benefactor Two LLC, a Utah limited liability company , GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Paradigm High School, a Utah nonprofit corporation,

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

Beginning at a point South 00°00'42" West 686.89 feet and South 89°46'32" East 33.00 feet and South 00°00'42" West 101.16 feet from the Center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°47'24" East 315.48 feet; thence South 00°00'42" West 101.07 feet; thence North 89°48'16" West 315.48 feet; thence North 00°00'42" East 101.15 feet to the point of beginning.

Less and excepting the 3600 West dedication legal Beginning at a point South 0°00'42" West 686.89 feet and South 89°46'32" East 33.00 feet and South 0°00'42" West 101.16 feet from the Center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian thence South 89°47'24" East, a distance of 2.65 feet; thence South 00°00'42" West, a distance of 226.69 feet; thence North 89°48'16" West, a distance of 2.65 feet; thence North 00°00'42" East, a distance of 226.69 feet to the POINT OF BEGINNING.

Tax Parcel No. 27-20-401-039

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

*[Signatures on following page]*

In witness whereof, the grantors have executed this instrument this 26<sup>th</sup> day of September, 2025.

Benefactor Two LLC, a Utah limited liability company  
By: Citrus CPA, LLC, a Utah limited liability company  
It's: Manager

By: Kirstin Liddiard  
Kirstin Liddiard, Owner

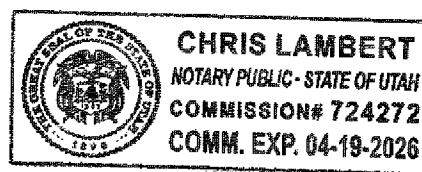
By: Scott Walker  
Scott Walker, Member

By: Elizabeth Walker  
Elizabeth Walker, Member

STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 26 day of September, 2025, by Kirstin Liddiard the Owner of Citrus CPA, LLC, a Utah limited liability company the Manager of Benefactor Two LLC, a Utah limited liability company .

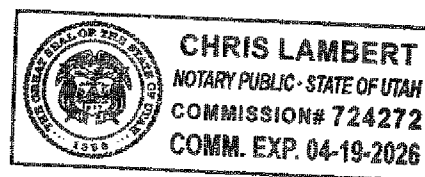
[Signature]  
NOTARY PUBLIC



STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 26 day of September, 2025, by Scott Wlaker and Elizabeth Walker the Members of Benefactor Two LLC, a Utah limited liability company .

[Signature]  
NOTARY PUBLIC



14443857 B: 11605 P: 4202 Total Pages: 3  
10/01/2025 11:29 AM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA  
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Paradigm High School, a Utah non-profit  
corporation  
11577 S. 3600 W.  
South Jordan, UT 84095

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No. NCS-1260692-SLC1 ach  
A.P.N.: 27-20-401-040-0000

Vision Dance Holdings, LLC, a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTIES to

Paradigm High School, a Utah non-profit corporation, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:

SEE EXHIBIT A

Witness, the hand(s) of said Grantor(s), this September 30, 2025.

Vision Dance Holdings, LLC, a Utah limited liability company

By: [Signature]  
Name: Randi Shaw  
Title: Member

STATE OF Utah )  
County of Salt Lake ) ss.

On September 30, 2025, before me, the undersigned Notary Public, personally appeared Randi Shaw, member of Vision Dance Holdings, LLC, a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

7/7/2026

[Signature]  
Notary Public

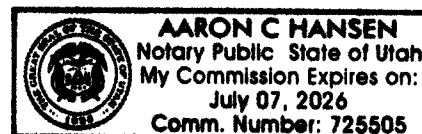


EXHIBIT A

Real property in the County of Salt Lake, State of Utah, described as follows:

Parcel 1 :

Beginning at a point on the center of section line said point being South 00°00'42" West 889.207 feet from the center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, and running thence South 89°48'16" East 348.48 feet; thence South 00°00'42" West 125.00 feet; thence North 89°48'16" West 348.48 feet; thence North 00°00'42" East 125.00 feet to the Point of Beginning.

Excepting Therefrom any portion lying within the 3600 West Street.

Also less and excepting therefrom the following:

A part of the Southeast Quarter of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah:

Beginning at a point on the Easterly line of the original asphalt pavement along 3600 West Street being 889.207 feet South 00°00'42" West along the quarter section line; and 9.64 feet South 89°48'16" East from the center of said Section 20; and running thence South 89°48'16" East 23.36 feet along the North line of Grantor's property; thence South 00°00'42" West 125.00 feet along a line parallel to and being 33.00 feet perpendicularly distant Easterly from the quarter section line to the South line of Grantor's property; thence North 89°48'16" West 26.26 feet along said South line to a point on the Easterly line of the original asphalt pavement along 3600 West Street; thence along said Easterly line the following four courses: North 00°00'49" West 88.09 feet; North 23°35'32" East 8.33 feet; North 00°31'48" East 26.23 feet and North 11°39'52" West 3.11 feet to the Point of Beginning.

Also less and excepting therefrom that portion conveyed to the South Jordan City, a municipal government , by Special Warranty Deed recorded October 19, 2016 as Entry No. 12392575 of Official Records, being described as follows:

3600 West dedication legal: Beginning at a point South 0°00'42" West 686.89 feet and South 89°46'32" East 33.00 feet and South 0°00'42" West 101.16 feet from the center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, thence South 89°47'24" East, a distance of 2.65 feet; thence South 00°00'42" West, a distance of 226.69 feet; thence North 89°48'16" West, a distance of 2.65 feet; thence North 00°00'42" East, a distance of 226.69 feet to the Point of Beginning.

Parcel 2 :

A mutual non-exclusive easement for pedestrian and vehicular ingress and egress, as disclosed by Cross Access/Cross Parking and Utility Easement recorded September 26, 2016 as Entry No. 12373086 in Book 10480 at Page 975 of Official Records.