

E 2546140 B 5087 P 717-721

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

8/13/2010 1:46:00 PM

FEE \$21.00 Pgs: 5

DEP eCASH REC'D FOR FOUNDERS TITLE CO - LAYTON

**When Recorded, Return To:**

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

Tax Parcel Nos. 12-091-0099  
12-091-0098  
12-091-0095  
12-091-0102

(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, SYRACUSE SCHOOL DEVELOPMENT LLC, a Utah limited liability company, who took title as SYRACUSE SCHOOL DEVELOPMENT, L.L.C., a Utah limited liability company ("Grantor"), whose address is 352 North Flint Street Kaysville, Utah 8403, hereby conveys and warrants, against all claiming by, through, or under Grantor, to SYRACUSE ARTS ACADEMY, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 2893 West 1700 South, Syracuse, Utah 84075, the following described property situated in Davis 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 12 day of August, 2010.

Grantor: SYRACUSE SCHOOL DEVELOPMENT LLC,  
a Utah limited liability company

By: Rosanne Wright  
Rosanne Wright, Manager

[notary acknowledgement is on following page]

STATE OF Florida )  
 ) ss.  
COUNTY OF Miami-Dade

On this 13<sup>th</sup> day of August, 2010, personally appeared before me Rosanne Wright, 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 SYRACUSE SCHOOL DEVELOPMENT LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



A handwritten signature in cursive script, appearing to read "Rosanne Wright", written over a horizontal line.

Notary Public

**EXHIBIT A**

to Special Warranty Deed

(Legal Description of the Property)

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

**PARCEL 3 (Parcel Numbering for Grantee's Internal File Purposes):**

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE CENTERLINE OF 1700 SOUTH STREET AND THE NORTH LINE OF SAID SECTION 16, SAID POINT BEING 357.05 FEET SOUTH 89°49'43" EAST ALONG THE SECTION LINE FROM THE INTERSECTION OF 3000 WEST STREET AND 1700 SOUTH STREET (SAID POINT BEING THE NORTHWEST CORNER OF SAID SECTION 16), THENCE AS FOLLOWS: SOUTH 89°49'43" EAST 641.15 FEET ALONG THE SECTION LINE AND CENTERLINE OF 1700 SOUTH STREET TO THE WESTERLY LINE OF THE LAYTON CANAL; THENCE SOUTH 23°58'43" EAST 132.60 FEET ALONG SAID CANAL; THENCE SOUTH 22°33'43" EAST 199.50 FEET ALONG SAID CANAL; THENCE NORTH 89°49'43" WEST 772.42 FEET; THENCE NORTH 00°09'27" EAST 305.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM SAID PARCEL THE FOLLOWING:

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE BOUNDARY OF THE SYRACUSE ARTS ACADEMY AND THE SOUTHERN RIGHT OF WAY OF 1700 SOUTH STREET, POINT BEING MORE OR LESS, 822.81 FEET SOUTH 89°49'43" EAST ALONG THE SECTION LINE AND SOUTH 32.99 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE AS FOLLOWS: SOUTH 89°49'43" EAST 190.09 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE LAYTON CANAL; THENCE SOUTH 23°58'43" EAST 96.43 FEET MORE OR LESS ALONG SAID CANAL; THENCE SOUTH 22°33'43" EAST 199.51 FEET, MORE OR LESS, ALONG SAID CANAL; THENCE NORTH 89°49'43" WEST 306.44 FEET, MORE OR LESS, TO THE BOUNDARY OF THE SYRACUSE ARTS ACADEMY; THENCE NORTH 00°10'17" EAST 272.01 FEET, MORE OR LESS, ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 357.08 FEET AND SOUTH 00°10'17" WEST 103.60 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE: SOUTH 89°49'43" EAST 72.60 FEET; THENCE SOUTH 00°09'27" WEST 201.40 FEET; THENCE NORTH 89°49'43" WEST 72.60 FEET; THENCE NORTH 00°09'27" EAST 201.40 FEET TO THE POINT OF BEGINNING.

For Informational Purposes: TAX ID: 12-091-0099 AND 12-091-0098

PARCEL 4:

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE BOUNDARY OF THE SYRACUSE ARTS ACADEMY BEING MORE OR LESS, 770.04 FEET SOUTH 89°49'43" EAST ALONG THE SECTION LINE AND SOUTH 305.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE AS FOLLOWS: SOUTH 00°09'23" WEST 177.91 FEET, MORE OR LESS, THENCE NORTH 89°49'43" WEST 381.88 FEET, MORE OR LESS, THENCE NORTH 00°09'23" EAST 177.91 FEET, MORE OR LESS, TO THE BOUNDARY OF THE SYRACUSE ARTS ACADEMY; THENCE SOUTH 89°49'43" EAST 381.88 FEET, MORE OR LESS, ALONG SAID SYRACUSE ARTS ACADEMY BOUNDARY TO THE POINT OF BEGINNING.

For Informational Purposes: TAX ID: 12-091-0095

PARCEL 5:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED ON THE SOUTH LINE OF 1700 SOUTH STREET, SAID POINT ALSO BEING LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 149.96 FEET AND SOUTH 00°10'17" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE: SOUTH 89°49'43" EAST ALONG SAID SOUTH LINE 207.10 FEET, THENCE SOUTH 00°09'27" WEST 70.60 FEET; THENCE NORTH 89°49'43" WEST 207.10 FEET; THENCE NORTH 00°09'27" EAST 70.60 FEET TO THE POINT OF BEGINNING.

For Informational Purposes: TAX ID: 12-091-0102

**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. The Property is included within the boundaries of WEBER BASIN WATER CONSERVANCY DISTRICT, NORTH DAVIS SEWER IMPROVEMENT DISTRICT, SYRACUSE 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.
3. Any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon, or under the Property, together with the right of the proprietor of a vein or lode to extract his ore therefrom, should the same be found to penetrate or intersect the premises and the right of ingress and egress for the use of said rights, along with any other rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises.).
4. Subject to that portion of the Property lying within the bounds of 1700 South Street.
5. The fact that the county shows that portion of 3000 West Street adjacent and to the West of the Property to be owned by Wallace J. Peterson and Mollie Rae Peterson, Trustees.
6. Reciprocal Deed of Easement by and between Syracuse School Development, LLC and Syracuse School Development II, LLC, recorded November 9, 2009 as Entry No 2492131 in Book 4898 at Page 276.
7. Matters as shown on that certain ALTA/ACSM Land Title Survey dated August 09, 2010, Job No. 3-08-051 by Northern Engineering Inc.
8. Boundary Agreement dated March 13, 2008 by and between Syracuse School Development, LLC and Syracuse City, recorded March 19, 2008 as Entry No. 2350276 in Book 4493 at Page 1624.

2546141  
BK 5087 PG 722

**When Recorded, Return To:**

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

E 2546141 B 5087 P 722-726  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
8/13/2010 1:46:00 PM  
FEE \$20.00 Pgs: 5  
DEP eCASH REC'D FOR FOUNDERS TITLE CO - LAYTON

Tax Parcel Nos. 12-091-0100  
12-091-0101

D. 44643

(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, SYRACUSE SCHOOL DEVELOPMENT II, L.L.C., a Utah limited liability company, who took title as SYRACUSE SCHOOL DEVELOPMENT II, LLC, a Utah limited liability company ("Grantor"), whose address is 352 North Flint Street Kaysville, Utah 8403, hereby conveys and warrants, against all claiming by, through, or under Grantor, to SYRACUSE ARTS ACADEMY, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 2893 West 1700 South, Syracuse, Utah 84075, the following described property situated in Davis 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 12 day of August, 2010.

Grantor: SYRACUSE SCHOOL DEVELOPMENT II, L.L.C.,  
a Utah limited liability company

By: \_\_\_\_\_

Name (Print): Joel Stevenson

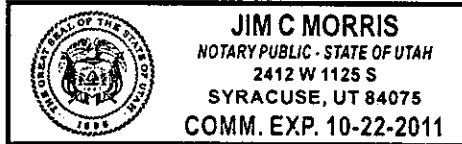
Its: \_\_\_\_\_

Manager

[notary acknowledgement is on following page]

STATE OF UTAH                     )  
COUNTY OF DAVIS             ) ss.

On this 12<sup>th</sup> day of August, 2010, personally appeared before me  
JED STEVENSON, 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 SYRACUSE SCHOOL DEVELOPMENT II, L.L.C., a Utah  
limited liability company, and acknowledged to me that said company executed the same.



*[Signature]*  
Notary Public

**EXHIBIT A**

to Special Warranty Deed

(Legal Description of the Property)

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

PARCEL 1 (Parcel Numbering for Grantee's Internal File Purposes):

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT THE INTERSECTION OF 3000 WEST STREET AND 1700 SOUTH STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID SECTION 16; THENCE AS FOLLOWS: SOUTH 89°49'43" EAST 357.05 FEET ALONG THE SECTION LINE AND CENTERLINE OF 1700 SOUTH STREET; THENCE SOUTH 00°09'27" WEST 305.00 FEET; THENCE NORTH 89°49'43" WEST 357.05 TO A POINT ON THE CENTERLINE OF 3000 WEST STREET AND THE WEST LINE OF SAID SECTION 16; THENCE NORTH 00°09'27" EAST 305.00 FEET ALONG THE CENTERLINE OF 3000 WEST STREET AND THE WEST LINE OF SAID SECTION 16 TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTIONS LYING WITHIN 3000 WEST STREET.

ALSO, LESS THE FOLLOWING:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED ON THE SOUTH LINE OF 1700 SOUTH STREET, SAID POINT ALSO BEING LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 149.96 FEET AND SOUTH 00°10'17" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE: SOUTH 89°49'43" EAST ALONG SAID SOUTH LINE 207.10 FEET; THENCE SOUTH 00°09'27" WEST 70.60 FEET; THENCE NORTH 89°49'43" WEST 207.10 FEET; THENCE NORTH 00°09'27" EAST 70.60 FEET TO THE POINT OF BEGINNING.

For Information Purposes Only: TAX ID: 12-091-0101

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 357.08 FEET AND SOUTH 00°10'17" WEST 103.60 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE: SOUTH 89°49'43" EAST 72.60 FEET; THENCE SOUTH 00°09'27" WEST 201.40 FEET; THENCE NORTH 89°49'43" WEST 72.60 FEET; THENCE NORTH 00°09'27" EAST 201.40 FEET TO THE POINT OF BEGINNING.

For Information Purposes Only: TAX ID: 12-091-0100

**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. The Property is included within the boundaries of WEBER BASIN WATER CONSERVANCY DISTRICT, NORTH DAVIS SEWER IMPROVEMENT DISTRICT, SYRACUSE 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.
3. Any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon, or under the Property, together with the right of the proprietor of a vein or lode to extract his ore therefrom, should the same be found to penetrate or intersect the premises and the right of ingress and egress for the use of said rights, along with any other rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises.).
4. Subject to that portion of the Property lying within the bounds of 1700 South Street.
5. The fact that the county shows that portion of 3000 West Street adjacent and to the West of the Property to be owned by Wallace J. Peterson and Mollie Rae Peterson, Trustees.
6. Reciprocal Deed of Easement by and between Syracuse School Development, LLC and Syracuse School Development II, LLC, recorded November 9, 2009 as Entry No 2492131 in Book 4898 at Page 276.
7. Matters as shown on that certain ALTA/ACSM Land Title Survey dated August 09, 2010, Job No. 3-08-051 by Northern Engineering Inc.
8. Boundary Agreement dated March 13, 2008 by and between Syracuse School Development, LLC and Syracuse City, recorded March 19, 2008 as Entry No. 2350276 in Book 4493 at Page 1624.

**When Recorded, Return To:**

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

E 2546142 B 5087 P 727-729  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
8/13/2010 1:46:00 PM  
FEE \$20.00 Pgs: 3  
DEP eCASH REC'D FOR FOUNDERS TITLE CO - LAYTON

Tax Parcel Nos. 12-091-0101  
12-091-0100  
12-091-0099  
12-091-0098  
12-091-0095  
12-091-0102

(Space above for Recorder's use only)

**QUITCLAIM DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, SYRACUSE SCHOOL DEVELOPMENT LLC, a Utah limited liability company, who took title as SYRACUSE SCHOOL DEVELOPMENT, L.L.C., a Utah limited liability company ("Grantor"), whose address is 352 North Flint Street Kaysville, Utah 84037, hereby quitclaims to SYRACUSE ARTS ACADEMY, a Utah non-profit corporation ("Grantee"), whose address is 2893 West 1700 South, Syracuse, Utah 84075, the following described property situated in Davis 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.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 17 day of August, 2010.

Grantor: SYRACUSE SCHOOL DEVELOPMENT LLC,  
a Utah limited liability company

By: Rosanne Wright, Manager  
Rosanne Wright, Manager

*[notary acknowledgement is on following page.]*

STATE OF Florida )  
 ) ss.  
COUNTY OF miami-Dade )

On this 12<sup>th</sup> day of August, 2010, personally appeared before me Rosanne Wright, 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 SYRACUSE SCHOOL DEVELOPMENT LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



A handwritten signature in black ink, appearing to be "L. M.", written over a horizontal line.

Notary Public

**EXHIBIT A**

to Quitclaim Deed

(Legal Description of the Property)

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

**PARCEL 1**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SYRACUSE, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT WHICH IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 1700 SOUTH AND 3000 WEST STREETS, SAID POINT ALSO BEING LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 33.01 FEET AND SOUTH 00°10'17" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE SOUTH 89°49'43" EAST ALONG THE SOUTH LINE OF SAID 1700 SOUTH STREET 789.90 FEET; THENCE SOUTH 0°10'17" WEST 272.00 FEET; THENCE NORTH 89°49'43" WEST 51.95 FEET; THENCE SOUTH 0°09'23" WEST 177.91 FEET; THENCE NORTH 89°49'43" WEST 381.88 FEET; THENCE NORTH 0°09'23" EAST 177.91 FEET; THENCE NORTH 89°49'43" WEST 356.01 FEET TO THE EAST LINE OF 3000 WEST STREET; THENCE NORTH 00°09'07" EAST 272.00 FEET ALONG THE EAST LINE OF 3000 WEST STREET TO THE POINT OF BEGINNING.

**PARCEL 2 (EASEMENT ESTATE to be created)**

**EASEMENT TO USE PARKING LOT FACILITIES LOCATED WITH THE FOLLOWING PROPERTY.**

BEGINNING AT A POINT WHICH LIES 305.30 FEET SOUTH 00°09'33" WEST ALONG THE WEST SECTION LINE OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND 33.00 FEET SOUTH 89°50'42" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°50'42" EAST 355.98 FEET; THENCE SOUTH 00°09'41" WEST 387.05 FEET; THENCE NORTH 89°47'06" WEST 355.96 FEET; THENCE NORTH 00°09'33" EAST 386.67 FEET TO THE POINT OF BEGINNING.

**When Recorded, Return To:**

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

E 2546143 B 5087 P 730-732  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
8/13/2010 1:46:00 PM  
FEE \$20.00 Pgs: 3  
DEP eCASH REC'D FOR FOUNDERS TITLE CO - LAYTON

Tax Parcel Nos. 12-091-0101  
12-091-0100  
12-091-0099  
12-091-0098  
12-091-0095  
12-091-0102

0-44643

(Space above for Recorder's use only)

**QUITCLAIM DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, SYRACUSE SCHOOL DEVELOPMENT II, L.L.C., a Utah limited liability company, who took title as SYRACUSE SCHOOL DEVELOPMENT II, LLC, a Utah limited liability company ("Grantor"), whose address is 352 North Flint Street Kaysville, Utah 84037, hereby quitclaims to SYRACUSE ARTS ACADEMY, a Utah non-profit corporation ("Grantee"), whose address is 2893 West 1700 South, Syracuse, Utah 84075, the following described property situated in Davis 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.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 12 day of August, 2010.

Grantor: SYRACUSE SCHOOL DEVELOPMENT II, L.L.C.,  
a Utah limited liability company

By: \_\_\_\_\_

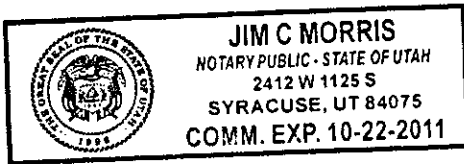
Name (Print): Joel Stevenson

Its: Murray

[notary acknowledgement is on following page.]

STATE OF UTAH                     )  
                                           ) ss.  
 COUNTY OF DAVIS                )

On this 12 day of August, 2010, personally appeared before me JED STEVENSON, 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 SYRACUSE SCHOOL DEVELOPMENT II, L.L.C., a Utah limited liability company, and acknowledged to me that said company executed the same.



*[Signature]*  
 Notary Public

**EXHIBIT A**

to Quitclaim Deed

(Legal Description of the Property)

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

PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SYRACUSE, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT WHICH IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 1700 SOUTH AND 3000 WEST STREETS, SAID POINT ALSO BEING LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 33.01 FEET AND SOUTH 00°10'17" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE SOUTH 89°49'43" EAST ALONG THE SOUTH LINE OF SAID 1700 SOUTH STREET 789.90 FEET; THENCE SOUTH 0°10'17" WEST 272.00 FEET; THENCE NORTH 89°49'43" WEST 51.95 FEET; THENCE SOUTH 0°09'23" WEST 177.91 FEET; THENCE NORTH 89°49'43" WEST 381.88 FEET; THENCE NORTH 0°09'23" EAST 177.91 FEET; THENCE NORTH 89°49'43" WEST 356.01 FEET TO THE EAST LINE OF 3000 WEST STREET; THENCE NORTH 00°09'07" EAST 272.00 FEET ALONG THE EAST LINE OF 3000 WEST STREET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE to be created)

EASEMENT TO USE PARKING LOT FACILITIES LOCATED WITH THE FOLLOWING PROPERTY.

BEGINNING AT A POINT WHICH LIES 305.30 FEET SOUTH 00°09'33" WEST ALONG THE WEST SECTION LINE OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND 33.00 FEET SOUTH 89°50'42" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°50'42" EAST 355.98 FEET; THENCE SOUTH 00°09'41" WEST 387.05 FEET; THENCE NORTH 89°47'06" WEST 355.96 FEET; THENCE NORTH 00°09'33" EAST 386.67 FEET TO THE POINT OF BEGINNING.



RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
2/14/2017 1:21:00 PM  
FEE \$14.00 Pgs: 3  
DEP eCASH REC'D FOR FOUNDERS TITLE CO - LA

WHEN RECORDED MAIL TO:

Grantee

2893 W. 1700 S.  
SYRACUSE, UT 84075

16-021880

SPECIAL WARRANTY DEED

Syracuse School Development III, LLC, a Utah limited liability company

Grantor,

of Kaysville,

County of Davis,

State of Utah,

hereby

CONVEY and WARRANT only as against all claiming by, through or under it to

Syracuse Arts Academy, a Utah non-profit corporation,

Grantee

of 2893 W. 1700 S. SYRACUSE, UT 84075 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- the following described

tract of land in DAVIS County, State of Utah:

See Exhibit "A" attached hereto and made a part hereof. 12-819-0001

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2017 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 13th day of February, 2017.

Syracuse School Development III, LLC

By: Steve Stevenson

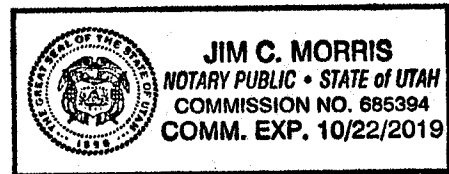
Its: Manager

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH)  
COUNTY OF **Davis**)

On the **13th** day of **February, 2017**, before me, the undersigned Notary Public, personally appeared **JEN STEVENSON**, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

*Jim C. Morris*  
NOTARY PUBLIC



My Commission Expires: **10-22-19**

Residing at: **Davis County**

EXHIBIT A

PROPERTY DESCRIPTION

All of Lot 1, Ninigret North Subdivision II-Subdivision, according to the official plat thereof, recorded March 20, 2015, as Entry No 2855159 in the office of the county recorder of Davis County, Utah

3375615  
BK 7746 PG 2330

E 3375615 B 7746 P 2330-2332  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/26/2021 2:27:00 PM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

Mail Recorded Deed and Tax Notice To:  
Syracuse Arts Academy, a Utah nonprofit corporation  
290 N. Flint Street, #A  
Kaysville, UT 84037



**COTTONWOOD  
TITLE**

File No.: 140090-KAP

---

## **SPECIAL WARRANTY DEED**

Syracuse City, a municipal corporation

**GRANTOR(S)** of Syracuse, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Syracuse Arts Academy, a Utah nonprofit corporation

**GRANTEE(S)** of Kaysville, 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 **Davis County**, State of Utah:

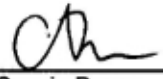
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 12-091-0096, 12-091-0091, 12-091-0097 and 12-717-0002 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

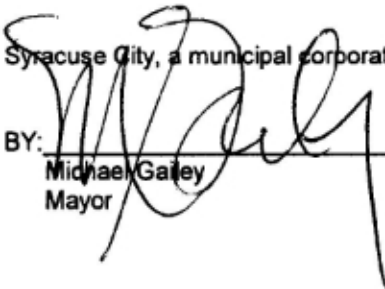
Dated this 16th day of April, 2021.

Attest:

  
Cassie Brown  
Syracuse City Recorder



  
Syracuse City, a municipal corporation

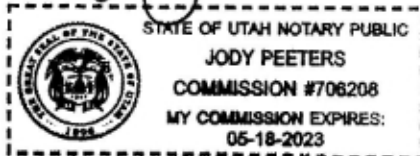
BY:   
Michael Gailey  
Mayor

STATE OF UTAH

COUNTY OF DAVIS

On the 16th day of April, 2021, personally appeared before me Michael Gailey, who being by me duly sworn did say that he is the Mayor of Syracuse City, a municipal corporation, and acknowledged that he signed the foregoing instrument on behalf of said corporation by authority of a resolution of its Board of Directors.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

A part of the Northwest quarter of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Syracuse City, Davis County, Utah.

Beginning at a point on the East right-of-way line of 3000 West Street as it exists at a 33.00 foot half-width, being 305.00 feet South 00°09'33" West along the section line, and 33.00 feet South 89°50'27" East from the Northwest quarter of said Section 16; running thence South 89°49'37" East 356.00 feet; thence South 00°09'29" West 178.01 feet; thence South 89°49'37" East 381.88 feet; thence North 00°09'29" East 178.01 feet; thence South 89°49'37" East 59.23 feet to the West line of Utah Department of Transportation property; thence six (6) courses along said Westerly line as follows: (1) South 00°12'56" West 28.76 feet; (2) South 14°14'45" East 18.97 feet; (3) South 22°47'06" East 369.45 feet; (4) South 26°48'07" East 0.38 feet to the North line of Freemont Park Subdivision, as recorded with the Davis County Recorder; (5) North 89°47'06" West 0.16 feet; and (6) South 26°50'38" East 530.53 feet; thence North 89°59'54" West 905.10 feet; thence North 00°07'10" East 19.00 feet; thence North 89°49'17" West 43.01 feet; thence North 00°09'33" East 456.85 feet to and along the East line of Lot 1, said Fremont Park Subdivision to said North line thereof; thence North 89°47'06" West 238.60 feet along said north line to the East right-of-way line of 3000 West Street; thence North 00°09'33" East 386.96 feet along said East line to the point of beginning.

Mail Recorded Deed and Tax Notice To:  
Syracuse Arts Academy, a Utah nonprofit corporation  
290 N. Flint Street, #A  
Kaysville, UT 84037



**COTTONWOOD  
TITLE**

File No.: 140090-KAP

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## **CORRECTIVE SPECIAL WARRANTY DEED**

Syracuse City, a municipal corporation

**GRANTOR(S)** of Syracuse, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Syracuse Arts Academy, a Utah nonprofit corporation

**GRANTEE(S)** of Kaysville, 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 **Davis County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 12-091-0096, 12-091-0091, 12-091-0097 and 12-717-0002 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

**\*\*This deed is given to correct a clerical error in the property description. The original Special Warranty Deed was recorded April 26, 2021 as Entry No. 3375615 in Book 7746 at Page 2330 of Official Records.\*\***

Dated this 20 day of July, 2021.

Attest:

  
Cassie Brown  
Syracuse City Recorder



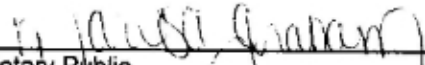
Syracuse City, a municipal corporation

BY:   
Michael Gailey  
Mayor

STATE OF UTAH

COUNTY OF DAVIS

On the 20 day of July, 2021, personally appeared before me Michael Gailey, who being by me duly sworn did say that he is the Mayor of Syracuse City, a municipal corporation, and acknowledged that he signed the foregoing instrument on behalf of said corporation by authority of a resolution of its Board of Directors.

  
Notary Public



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(Note: Description bearings rotated 0°20'33" clockwise from NAD83 Utah North Zone Bearings)

Mail Recorded Deed and Tax Notice To:  
Syracuse Arts Academy, a Utah nonprofit corporation  
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**COTTONWOOD**  
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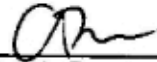
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**\*\*This deed is given to correct a clerical error in the property description. The original Special Warranty Deed was recorded April 26, 2021 as Entry No. 3375615 in Book 7746 at Page 2330 of Official Records. It also, corrects the missing notary stamp from that Corrective Special Warranty Deed recorded July 22, 2021 as Entry No. 3402647 in Book 7807 at Page 1849 of Official Records.\*\***

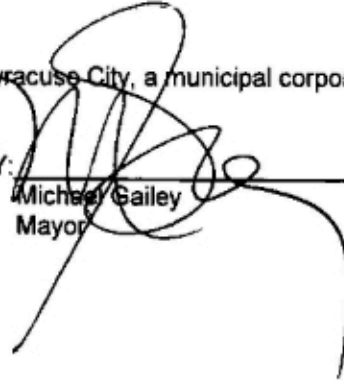
Dated this 9<sup>th</sup> day of August, 2021.

Attest:

  
Cassie Brown  
Syracuse City Recorder



~~Syracuse City, a municipal corporation~~

BY:   
Michael Gailey  
Mayor

STATE OF UTAH

COUNTY OF DAVIS

On the 9<sup>th</sup> day of August, 2021, personally appeared before me Michael Gailey, who being by me duly sworn did say that he is the Mayor of Syracuse City, a municipal corporation, and acknowledged that he signed the foregoing instrument on behalf of said corporation by authority of a resolution of its Board of Directors.

  
Notary Public



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