

**When Recorded, Return To:**

Kirton McConkie  
Attn: Joel Wright  
2600 W. Executive Parkway, Suite 400  
Lehi, Utah 84043  
18-024661

12785795  
6/6/2018 12:32:00 PM \$14.00  
Book - 10681 Pg - 4815-4817  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE LAYTON  
BY: eCASH, DEPUTY - EF 3 P.

Tax Parcel No. 15-23-351-007

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**SPECIAL WARRANTY DEED**

UCA PROPERTIES, a Utah non-profit corporation ("Grantor"), with its principal office located at 12892 SOUTH PONY EXPRESS ROAD, DRAPER, UT 84020, hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to UTAH CHARTER ACADEMIES, a Utah non-profit corporation ("Grantee"), of 12892 SOUTH PONY EXPRESS ROAD, DRAPER, UT 84020, for no consideration, the following parcel of real property located in Salt Lake County, State of Utah, and more particularly described as follows:

See Exhibit A attached hereto and by this reference made a part hereof (the "Property").

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto, including, but not limited to easements and rights-of-way over adjoining property, which easements and rights-of-way are appurtenant to the Property, and all of Grantor's interest in and to oil, gas, geothermal, water and mineral rights, wells, all water rights appurtenant to the Property, and all of Grantor's interest in and to any land lying in the bed of any body of water, waterway or public street, public road or public avenue in front of or adjoining the land, to have and to hold, the same in fee simple forever.

NOTWITHSTANDING any warranties that may be implied herein, as to the immediate Grantee only and not any successor thereof, Grantor hereby warrants that the Property conveyed herewith is free from any and all liens, easements, rights, reservations, covenants, conditions, restrictions or other encumbrances, excepting only: (i) non-delinquent liens for taxes or assessments; (ii) any easements, restrictions and conditions of record or shown on the recorded plat, if any, for the Property or that may be determined by a survey or an inspection of the Property; and (iii) the easements, rights of way and other matters listed on Schedule B of that certain Commitment for Title Insurance No. 18-024661 issued by Stewart Title Guaranty Company on behalf of Founders Title Company.

4820-6009-3543

DATED this 4<sup>th</sup> day of June, 2018

UCA PROPERTIES, a Utah non-profit corporation

By: [Signature]  
Name (Print): BRADLEY RUSSELL  
Its: BOARD CHAIR

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE    )

On this 4<sup>th</sup> day of June, 2018, personally appeared before me Bradley Russell, personally known to me to be the Board Chair of UCA PROPERTIES, a Utah non-profit corporation, who acknowledged before me that he signed the foregoing instrument as Board Chair for UCA PROPERTIES, a Utah non-profit corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.

WITNESS my hand and official seal.

[Signature]  
Notary Public for the State of Utah



**EXHIBIT A**

(Legal Description of the Property)

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

Beginning at the Northwest corner of Lot 15, Block 9, Chesterfield Plat "A" said corner being North 00°04'43" East 1077.41 feet along the section line to a point on the North line of said Block 9 and East 97.49 feet along said North line from the Southwest corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running:

Thence East 275.00 feet along said North line to the center line of Hempstead Street; thence South 00°07'00" East 270.00 feet along said center line; thence East 275.00 feet to and along the North line to the Northeast corner of Lot 11, Block 8, Chesterfield Plat "A"; thence South 00°07'00" East 270.00 feet along the East line of Lots 11, 10, 9 and 8 of said Block 8 to a point of the North line of UTA Transit Authority; thence South 78°51'29" West 280.17 feet along said North line; thence South 77°41'17" West 281.35 feet along said North line to a point on the West line of Lot 22 of said Block 9; thence North 00°07'00" West 654.13 feet along the West line of Lots 22, 21, 20, 19, 18, 17, 16 and 15 of said Block 9 to the point of beginning.

**When Recorded, Return To:**

Kirton McConkie  
Attn: Joel Wright  
2600 W. Executive Parkway, Suite 400  
Lehi, Utah 84043  
18-024661

12785796  
6/6/2018 12:32:00 PM \$14.00  
Book - 10681 Pg - 4818-4820  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE LAYTON  
BY: eCASH, DEPUTY - EF 3 P.

Tax Parcel No. 15-29-179-008

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**SPECIAL WARRANTY DEED**

UCA PROPERTIES II, a Utah non-profit corporation ("Grantor"), with its principal office located at 12892 SOUTH PONY EXPRESS ROAD, DRAPER, UT 84020, hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to UTAH CHARTER ACADEMIES, a Utah non-profit corporation ("Grantee"), of 12892 SOUTH PONY EXPRESS ROAD, DRAPER, UT 84020, for no consideration, the following parcel of real property located in Salt Lake County, State of Utah, and more particularly described as follows:

See Exhibit A attached hereto and by this reference made a part hereof (the "Property").

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto, including, but not limited to easements and rights-of-way over adjoining property, which easements and rights-of-way are appurtenant to the Property, and all of Grantor's interest in and to oil, gas, geothermal, water and mineral rights, wells, all water rights appurtenant to the Property, and all of Grantor's interest in and to any land lying in the bed of any body of water, waterway or public street, public road or public avenue in front of or adjoining the land, to have and to hold, the same in fee simple forever.

SUBJECT TO that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated July 8, 2015 and recorded as Entry No. 12087153 in the records of the Salt Lake County recorder and as amended by that certain Amended and Restated Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated and recorded concurrently herewith.

NOTWITHSTANDING any warranties that may be implied herein, as to the immediate Grantee only and not any successor thereof, Grantor hereby warrants that the Property conveyed herewith is free from any and all liens, easements, rights, reservations, covenants, conditions, restrictions or other encumbrances, excepting only: (i) non-delinquent liens for taxes or assessments; (ii) any easements, restrictions and conditions of record or shown on the recorded plat, if any, for the Property or that may be determined by a survey or an inspection of the Property; and (iii) the easements, rights of way and other matters listed on Schedule B of that

4852-9189-4631

DATED this 4<sup>th</sup> day of June, 2018.

By: Bradley Russell  
Name (Print): BRADLEY RUSSELL  
Its: BOARD CHAIR

WITNESS my hand and official seal.

Mary Ann Steens  
Notary Public for the State of Utah



## **EXHIBIT A**

### **(Legal Description of the Property)**

A parcel of land, situate in the Northwest Quarter of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the north line of 3100 South Street and the west line of 3600 West Street, said point being North 0°09'17" West 53.00 feet along the Quarter Section line and West 71.00 feet, from the Center of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said center section as shown on the Thompson-Hysell Survey #S96-12-0536 on file at the Salt Lake County Surveyors Office, and running: thence South 89°59'44" West 398.85 feet along the north line of said 3100 South Street; thence North 3.28 feet along the north line of said 3100 South Street; thence North 86°11'25" West (North 85°57'31" West, U.D.O.T. Deed) 116.03 feet along the north line of said 3100 South Street; thence South 89°59'44" West (South 89°46'22" West, U.D.O.T. Deed) 148.11 feet along the north line of said 3100 South Street; thence North 44°58'02" West 12.71 feet to the east line of Bangerter Highway; thence North 0°01'23" West 610.37 feet along said east line; thence East 701.27 feet to the west line of 3600 West Street; thence South 0°09'17" East 328.22 feet along the west line of said 3600 West Street; thence South 10°02'57" West 174.99 feet along the west line of said 3600 West Street; thence South 0°09'17" East 129.79 feet along the west line of said 3600 West Street to the point of beginning.

**When Recorded, Return To:**

Kirton McConkie PC  
Attn: Elysa Dishman  
2600 W. Executive Parkway, Suite 400  
Lehi, Utah 84043

12087155  
7/8/2015 11:14:00 AM \$28.00  
Book - 10341 Pg - 4362-4371  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 10 P.

Tax Parcel No. 27-36-277-019,  
27-25-127-038

F86700F

(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, UCA PROPERTIES III, a Utah non-profit corporation ("Grantor"), whose address is 3636 West 3100 South, West Valley City, Utah 84119, hereby conveys and warrants, against all claiming by, through, or under Grantor, to UTAH CHARTER ACADEMIES, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 12892 South Pony Express Road Draper, Utah 84020, 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 8th day of July, 2015.

Grantor:

UCA PROPERTIES III,  
a Utah limited liability company

By: 

Name: Howard Headlee

Its: Chairman

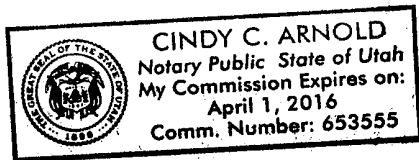
*[notary acknowledgement on following page.]*

STATE OF UTAH )

COUNTY OF Salt Lake ss.

On this 8th day of July, 2015, personally appeared before me Howard Headlee, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the Chairman of UCA PROPERTIES III, a Utah nonprofit corporation, and acknowledged to me that said company executed the same.

Cindy C. Arnold  
Notary Public



**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

**PARCEL 1:**

Beginning at a point on the North line of Golden Harvest Road, said point being North 89°58'00" West 115.46 feet to a Witness Corner for the East Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and North 00°10'39" East 358.97 feet and West 660.62 feet from the East Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being North 00°37'59" East 24.80 feet and West 660.62 feet from a street monument located at the intersection of the West Frontage Road of Interstate 15 and Golden Harvest Road, and running thence West 694.67 feet along the North line of Golden Harvest Road to the Southeast corner of Lot A, as platted on the recorded subdivision plat of Greenfield Farms Phase IV Subdivision; thence along the Easterly line of said Greenfield Farms Phase IV Subdivision and the extension thereof North 437.10 feet (North 0°02' East on said recorded plat); thence North 89°46'52" East 696.00 feet; thence South 00°10'24" West 439.76 feet to the point of beginning.

Excepting Therefrom the following described portion conveyed to Draper City in that certain Quit Claim Deed recorded May 16, 2003 as Entry No. 8653530, in Book 8798, at Page 7686 of the Official Records of the Salt Lake County Recorder, to-wit:

Beginning at a point on the North line of Golden Harvest Road, said point being North 89°58'00" West 115.46 feet to a Witness Corner for the East Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and North 00°10'39" East 358.97 feet and West 660.62 feet from the East Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being North 00°37'59" East 24.80 feet and West 660.62 feet from a street monument located at the intersection of the West Frontage Road of Interstate 15 and Golden Harvest Road, and running thence West 694.670 feet along the North line of Golden Harvest Road to the Southeast corner of Lot A, as platted on the recorded subdivision plat of Greenfield Farms Phase IV Subdivision; thence along the Easterly line of said Greenfield Farms Phase IV Subdivision North (North 0°02' East on said recorded plat) 5.00 feet; thence East 694.685 feet, more or less, to the Westerly line of property conveyed to GH Properties #2, LLC in that certain Special Warranty Deed recorded September 13, 2002 as Entry No. 8352572, in Book 8648, at Page 116 of the Official Records of the Salt Lake County Recorder; thence along said Westerly line South 00°10'24" West 5.00 feet to the point of beginning.

Excepting therefrom the following described portion conveyed to Draper City in that certain Deed of Dedication and Acceptance recorded June 1, 2015 as Entry No. 12061767, in Book 10329, at Page 7297 of the Official Records of the Salt Lake County Recorder, to-wit:

Commencing at the East quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Meridian; thence South 89°47'29" West 1420.40 feet along quarter section line; thence North 00°12'31" West 369.63 feet to a point on the Northerly right of way line of Golden Harvest Road and the POINT OF BEGINNING; thence North 89°57'28" West 47.77 feet along said right of way to a point on the Easterly boundary of Lot A, Greenfield Farms Phase IV Subdivision, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder; thence North 00°02'32" East 432.10 feet along said boundary extended; thence North 89°49'24" East 137.15 feet; thence South 14°58'45" West 421.72 feet to a curve to the left having a radius of 20.00 feet, a central angle of 104°56'16" and a chord that bears South 37°29'23" East 31.72 feet; thence along said curve a distance of 36.63 feet to the POINT OF BEGINNING.

Excepting therefrom the following described portion conveyed to Draper City in that certain Deed of Dedication and Acceptance recorded June 1, 2015 as Entry No. 12061770, in Book 10329, at Page 7309 of the Official Records of the Salt Lake County Recorder, to-wit:

Beginning at a point on the North line of Golden Harvest Road, said point being North 00°10'39" East 358.97 feet and West 1194.165 feet from a witness corner for the East quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base & Meridian; said witness corner being North 89°58'00" West 115.46 feet from the East quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian; said point being the point of beginning and running thence West 161.124 feet; thence North 00°01'17" West 5.00 feet; thence East 162.408 feet to

the existing Jordan and Salt Lake Canal right of way; thence running along said right of way South 14°22'34" West 5.162 feet to the point of beginning.

Also Less and Excepting any portion lying within the bounds of the Jordan and Salt Lake Canal.

*The following is shown for informational purposes only: Tax ID No. 27-36-277-019*

PARCEL 1A:

Those rights appurtenant to Parcel 1 created and established in that certain Declaration of Easements, Covenants and Restrictions recorded September 5, 2002 as Entry No. 8342371 in Book 8643 at Page 8524 of Official Records.

PARCEL 2:

Intentionally Deleted

PARCEL 3:

Lot 2, Draper APA Subdivision, according to the Official Plat thereof, recorded in the Office of the County Recorder of Salt Lake County, State of Utah.

Together with the rights created in Access Easement Agreement dated May 16, 2013 by Forest Corporation, a Utah corporation in favor of UCA Properties III, a Utah nonprofit corporation, recorded May 16, 2013 as Entry No. 11643142, in Book 10139 at Page 2311 of Official Records.

*The following is shown for informational purposes only: Part of Tax Parcel No. 27-25-127-038*

**EXHIBIT B**

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Intentionally Deleted.
2. Intentionally Deleted.
3. Intentionally Deleted.
4. Intentionally Deleted.
5. Intentionally Deleted.
6. Intentionally Deleted.
7. Intentionally Deleted.
8. Intentionally Deleted.

**The following affect Parcel 1**

9. Taxes for the year 2015 are now a lien, but not yet due.
10. Intentionally Deleted.
11. Intentionally Deleted.
12. Said property is included within the boundaries of Draper City, and is subject to the charges and assessments thereof. (charges current)
13. Said property is included within the boundaries of Draper Irrigation, and is subject to the charges and assessments thereof. (charges current)
14. Said property is included within the boundaries of South Valley Sewer District, and is subject to the charges and assessments thereof. (charges current)
15. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
16. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: KNIGHT POWER COMPANY  
Recorded: October 7, 1911  
Entry No.: 285909  
Book/Page: 8G/242

17. Any easements and/or rights of way for the electric transmission and distribution system and appurtenances of KNIGHTCONSOLIDATED POWER COMPANY, UTAH POWER COMPANY and/or UTAH POWER AND LIGHT COMPANY, as the same may be found to intersect the herein described property, as disclosed by that certain Deed recorded October 23, 1912, as Entry No. 301265, in Book 9L of Deeds, at page 106, and that certain Warranty Deed recorded February 8, 1913, as Entry No. 305830, in Book 9M of Deeds, at page 69, of Official Records.

18. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: WASATCH GAS COMPANY, a Utah Corporation  
Recorded: June 1, 1931  
Entry No.: 676296  
Book/Page: 96 of Liens and Leases/98.

19. Intentionally Deleted.

20. RESERVATIONS CONTAINED IN PATENT and the terms, conditions and limitations contained therein:

Recorded: May 27, 1966  
Entry No: 2157553  
Book/Page: 2463/39.

21. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: UTAH POWER AND LIGHT COMPANY  
Recorded: December 15, 1975  
Entry No.: 2769099  
Book/Page: 4053/317.

22. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS and the terms, conditions and limitations

contained therein:  
Recorded: September 5, 2002  
Entry No: 8342371  
Book/Page: 8643/8524.

23. ASSUMPTION OF RISK AGREEMENT FOR SUBSTANDARD LATERAL CONNECTION, and the terms, conditions and limitations contained therein:

Recorded: August 19, 2003  
Entry No: 8779331  
Book/Page: 8865/1611.

24. A right of way for Jordan and Salt Lake Canal, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described land, together with any rights or asserted rights in and to said canal or pertaining to the use and maintenance of said canal. The Company further excepts any adverse claim based on (i) the assertion that some of the boundaries of the herein described land have been affected by a change in the course of said canal; (ii) the uncertainty of the boundaries of said canal; and (iii) the assertion that the land is subject to water rights, claims or title to water and to any law governmental regulation pertaining to wetlands.

25. Intentionally Deleted.

26. Portions of the subject land appear to abut Golden Harvest Road, but may not have physical access to said roadway. The Company makes no representation or certification as to the existence and adequacy of access to and from those portions of the subject land lying West of the Canal.

27. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power

Recorded: September 20, 2011

Entry No.: 11253092

Book/Page: 9954/6272.

The terms and conditions of that certain Acknowledgment and Disclosure regarding development of property located within a Natural Hazards Special Study Area, recorded December 2, 2011 , as Entry No. 11290306, in Book 9971, at Page 5236, of Official Records.

1. The above-described property is either partially or wholly located within a Natural Hazards Special Study Area as shown on the Natural Hazards Map adopted for the Board of County Commissioners of Salt Lake County pursuant to Ordinance No. 1074 for:

High Liquefaction Potential.

28. Intentionally Deleted.

29. Intentionally Deleted.

30. Intentionally Deleted

31. Intentionally Deleted

32. Intentionally Deleted

33. Intentionally Deleted.

34. Intentionally Deleted.

35. Intentionally Deleted.

36. Matters disclosed by ALTA/ACSM Land Title Survey entitled "APA Draper Campus" dated June 25, 2015, provided by Ensign Engineering, being project No. 4933.

a) Fence line does not follow boundary line along the North; and the Westerly and Easterly Canal boundaries of Parcel 1

b) Intentionally Deleted

c) OHP and utility poles parallel and Westerly of the Canal of Parcels 1

d) Intentionally Deleted

e) concrete wall fence along the Southerly portion of Parcel 1

f) Wing Walls and 8 inch pipe along the Southerly portion of Parcel 1.

37. Intentionally Deleted.

38. Intentionally Deleted.

39. Intentionally Deleted

40. Temporary Construction Easement and conditions contained therein:

Grantor: UCA Properties II

Grantee: City of Draper

Recorded: June 1, 2015

Entry No.: 12061772

Book/Page: 10329/7315

**The following affect Parcel 3**

41. Taxes for the year 2015 are now a lien, but not yet due.

42. Said property is included within the boundaries of Draper City, and is subject to the charges and assessments thereof. (Charges are current)

43. Said property is included within the boundaries of Draper Irrigation, and is subject to the charges and assessments thereof. (Charges are current)

44. Said property is included within the boundaries of South Valley Sewer District, and is subject to the charges and assessments thereof. (Charges are current)

45. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

46. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: Charles H. Stringfellow, et al.

Grantee: Knight Power Company, a corporation

Recorded: September 1, 1911

Entry No.: 284451

Book/Page: 7-Y of Deeds/359

The exact route and width of said right of way is not disclosed of record.

The interest of Knight Power Company now vests in Utah Power and Light Company

47. Intentionally Deleted

48. Intentionally Deleted

49. Easements, Notes and/or Setback Lines as delineated and/or dedicated on the official recorded plat, including the following:

a) 10 foot PUE along the Northerly and East as delineated on the plat.

b) 20 foot sewer easement along the southerly portion of Lot 2 as delineated on the plat.

c) Drainage easement in favor of Lot 1 and 2, as delineated on the plat.

d) Private Lane as delineated on the Plat

e) 15 foot water easement along the southerly portion of Lot 2 as delineated on the plat.

f) 10 foot irrigation easement across Lot 2 as delineated on the plat.

50. ACCESS EASEMENT AGREEMENT and the terms, conditions and limitations contained therein:

Recorded: May 16, 2013

Entry No.: 11643142

Book/Page: 10139/2311

51. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: UCA Properties III

Grantee: South Valley Sewer

Recorded: July 9, 2013

ALTA Loan Policy (6/17/06)

Entry No.: 11679776

Book/Page: 10157/3347

52. COMMERCIAL SEWER CONNECTION AGREEMENT and the terms, conditions and limitations contained therein:

Recorded: July 9, 2013

Entry No.: 11679778

Book/Page: 10157/3360

53. RIGHT-OF-WAY AND EASEMENT GRANT and the terms, conditions and limitations contained therein:

Grantor: UCA Properties III  
Grantee: Questar Gas Company  
Recorded: July 26, 2013  
Entry No.: 11691747  
Book/Page: 10162/8410

54. Intentionally Deleted

55. Intentionally Deleted

56. Matters set forth and disclosed in that certain survey dated June 3, 2015 known as Project No. 5570H by Ensign Engineering, Patrick M. Harris, Licensed Land Surveyor, including but not limited to the following:

- a) Wire fence on East boundary encroaches onto property abutting on the East.
- b) Curb, gutter and pavement in Southeasterly area of property encroaches onto property abutting on the East and South.
- c) Drainage facilities extending onto property abutting on the East and South.

57. Approval of this Commitment for Title Insurance by the underwriting department of Stewart Title Guaranty Company, prior to recordation of the instrument required to complete this transaction. The right is reserved to make additional exceptions and/or requirements upon review of said approval.

12460506  
1/24/2017 3:29:00 PM \$15.00  
Book - 10523 Pg - 3007-3009  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 3 P.

After recording, return to:  
Utah Charter Academies, Inc.  
Attn: Brad Findlay, Chairman  
11938 Lone Peak Parkway  
Draper, Utah 84124

16-011767

Tax Parcel Nos. 2725127037  
2725127026

(Space above for recorder's use)

### WARRANTY DEED

FOR TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHARTER STARTER 1, LLC, a Utah limited liability company, whose address is 980 West 2100 South, Salt Lake City, Utah 84119 ("Grantor"), conveys and warrants to UTAH CHARTER ACADEMIES, INC., a Utah non-profit corporation, whose address is 11938 Lone Peak Parkway, Draper, Utah 84124 ("Grantee"), the following described tract of land in Cache County, State of Utah, to-wit:

See Legal Description on Exhibit A attached hereto and incorporated by reference herein.

TOGETHER WITH all structures, improvements, rights-of-way, easements, covenants, privileges, tenements, hereditaments, appurtenances, water rights, and other rights, if any, on or appurtenant to said land.

SUBJECT TO real property taxes not yet due and payable, and easements and restrictions of record.

[Signatures to follow]

4838-4321-4912.v1

WITNESS the hand of said Grantor this 23 day of January, 2017.

GRANTOR:

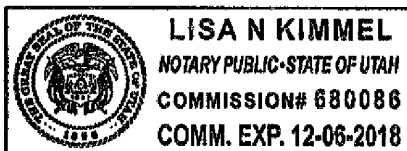
CHARTER STARTER 1, LLC,  
a Utah limited liability company

By: [Signature]  
Name (Print): Reggie L. Johnson  
Its: Member/Manager

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE    )

On this 23 day of January, 2017, personally appeared before me Bonnie L. Johnson, known or satisfactorily proved to me to be the Manager, of Charter Starter 1, LLC, a Utah limited liability company, who acknowledged that he executed the foregoing as Manager of Charter Starter 1, LLC, a Utah limited liability company.

[Signature]  
Notary Public



**EXHIBIT A**

[Legal Description of the Property]

**Parcel 1**

Lot 1, Draper APA Subdivision as found in the office of the Salt Lake County Recorder in Book 2013P at Page 73.

**Parcel 2**

All of Lot 326, Inauguration Subdivision Phase 3, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder, in Book 96-2 at Page 39 of Official Records.