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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 8 P.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:

BASTIAN FAMILY FOUNDATION
Attn: Jacob D. Anderson
233 N. 1250 W., Suite 202
Centerville, Utah 84014

OTTA #118319-00 HP

Affects Parcel ID Nos. 26-26-100-001,
26-26-100-004, 26-26-201-002, 26-26-252-001,
26-26-300-016, 26-26-300-020, 26-26-376-011,
and 26-27-100-003

SPECIAL WARRANTY DEED

THE LAST HOLDOUT, L.L.C., a Utah limited liability company, with an address of 233 North 1250 West, Suite 202 in Centerville, Utah 84014 (“Grantor”) hereby conveys and warrants against all who claim by, through, or under Grantor to BASTIAN FAMILY FOUNDATION, a nonprofit corporation, with an address of 233 North 1250 West, Suite 202 in Centerville, Utah 84014 (“Grantee”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real property located in Salt Lake County, State of Utah, consisting of three (3) parcels, being more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), together with (i) all improvements, if any, located thereon and owned by Grantor and (ii) all right, title and interest of Grantor, if any, in, to and under any adjoining streets, rights of way, or easements.

This Deed is subject to any easements, covenants, restrictions, rights of way, conditions and reservations appearing of record and taxes assessed against the Property thereafter and subject to any discrepancies, encroachments, or matters which would be disclosed by an ALTA survey and a thorough physical inspection of the Property.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED October 16, 2019.

GRANTOR:

THE LAST HOLDOUT, L.L.C., a Utah limited liability company

By: *Emily B Markham*
Name: Emily B. Markham
Its: Manager

ACKNOWLEDGMENT

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

On this 16th day of October, 2019, personally appeared before me, Emily B. Markham, who by me being first duly sworn did say that she is the Manager of The Last Holdout, L.L.C., a Utah limited liability company, and acknowledged to me that she executed this instrument on behalf of said limited liability company and that said limited liability company executed the same.

WITNESS my hand and official Seal.

Wende Harris
Notary Public

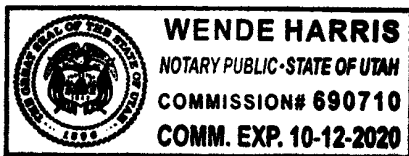


Exhibit "A"

(legal description of the property)

Teton –South Parcel No. 2

(affects Tax Parcel Nos. 26-26-100-001, 26-26-100-004, 26-26-252-001, 26-26-300-016, 26-26-300-020, 26-26-376-011, and 26-27-100-003)

Beginning at a point being North 89°59'04" West 1,651.55 feet along the section line and South 1,996.58 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 76°41'19" East 44.43 feet;

thence Northeasterly 115.77 feet along the arc of a 246.00 foot radius curve to the left (center bears North 13°18'41" East and the chord bears North 89°49'47" East 114.70 feet with a central angle of 26°57'49");

thence Southeasterly 149.65 feet along the arc of a 154.00 foot radius curve to the right (center bears South 13°39'08" East and the chord bears South 75°48'51" East 143.83 feet with a central angle of 55°40'32");

thence Southeasterly 99.69 feet along the arc of a 796.00 foot radius curve to the left (center bears North 42°01'25" East and the chord bears South 51°33'51" East 99.63 feet with a central angle of 07°10'32");

thence South 54°45'09" East 514.24 feet;

thence Southeasterly 149.98 feet along the arc of a 200.00 foot radius curve to the left (center bears North 35°14'51" East and the chord bears South 76°14'07" East 146.49 feet with a central angle of 42°57'57");

thence North 82°16'55" East 289.20 feet;

thence Northeasterly 90.51 feet along the arc of a 271.00 foot radius curve to the left (center bears North 06°50'22" West and the chord bears North 73°35'33" East 90.09 feet with a central angle of 19°08'10");

thence Northeasterly 88.43 feet along the arc of a 504.00 foot radius curve to the right (center bears South 25°58'32" East and the chord bears North 69°03'03" East 88.32 feet with a central angle of 10°03'10");

thence North 74°04'39" East 351.93 feet;

thence Northeasterly 109.31 feet along the arc of a 504.00 foot radius curve to the right (center bears South 16°31'16" East and the chord bears North 79°41'31" East 109.09 feet with a central angle of 12°25'34");

thence North 85°54'18" East 71.20 feet to the Westerly Right-of-Way Line of Mustang Trail Way, also known as 6000 West Street;

thence South 00°08'37" West 1,850.14 feet along the Westerly Right-of-Way Line of Mustang Trail Way to the Northerly Right-of-Way Line of Herriman Boulevard, also known as 12600 South Street;

thence South 89°56'15" West 7.21 feet along the Northerly Right-of-Way Line of Herriman Boulevard;

thence North 00°02'03" West 10.51 feet along the Northerly Right-of-Way Line of Herriman Boulevard;
 thence South 51°25'23" West 32.12 feet along the Northerly Right-of-Way Line of Herriman Boulevard;
 thence South 89°56'19" West 500.98 feet along the Northerly Right-of-Way Line of Herriman Boulevard;
 thence Southwesterly 134.40 feet along the arc of a 1,026.00 foot radius curve to the left (center bears South 00°03'41" East and the chord bears South 86°11'09" West 134.30 feet with a central angle of 07°30'19") along the Northerly Right-of-Way Line of Herriman Boulevard;
 thence Southwesterly 117.89 feet along the arc of a 900.00 foot radius curve to the right (center bears North 07°34'00" West and the chord bears South 86°11'09" West 117.81 feet with a central angle of 07°30'19") along the Northerly Right-of-Way Line of Herriman Boulevard;
 thence South 89°56'19" West 792.67 feet along the Northerly Right-of-Way Line of Herriman Boulevard;
 thence South 00°01'13" East 126.11 feet;
 thence South 89°56'35" West 1,445.77 feet;
 thence North 00°01'36" East 1,697.95 feet;
 thence South 89°45'14" East 40.00 feet;
 thence South 00°01'04" West 763.88 feet;
 thence North 89°50'59" East 155.82 feet;
 thence Northeasterly 112.32 feet along the arc of a 280.00 foot radius curve to the left (center bears North 00°09'01" West and the chord bears North 78°21'29" East 111.57 feet with a central angle of 22°59'00");
 thence South 00°15'02" East 829.25 feet;
 thence North 89°59'34" East 1,090.88 feet;
 thence North 00°15'02" West 922.66 feet;
 thence Northwesterly 113.04 feet along the arc of a 566.50 foot radius curve to the left (center bears South 11°10'55" West and the chord bears North 84°32'03" West 112.85 feet with a central angle of 11°25'57");
 thence South 89°44'58" West 160.71 feet;
 thence North 00°15'02" West 1,166.65 feet to the point of beginning.

Contains 3,688,815 Square Feet or 84.684 Acres

Teton –Commercial Parcel

(affects Tax Parcel Nos. 26-26-100-004, and 26-26-201-002)

Beginning at a point on the Southerly Right-of-Way Line of 11800 South Street, said point being North 89°59'04" West 781.83 feet along the section line and South 00°00'56" West 33.00 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°59'04" East 781.83 feet along the Southerly Right-of-Way Line of 11800 South Street;
thence South 89°59'00" East 64.36 feet;
thence South 00°13'58" West 270.26 feet;
thence South 89°59'00" East 199.92 feet to the Westerly Right-of-Way Line of Mustang Trail Way, also known as 6000 West Street;
thence South 00°08'37" West 495.00 feet along the Westerly Right-of-Way Line of Mustang Trail Way;
thence North 89°59'04" West 1,043.98 feet;
thence North 00°00'56" East 765.26 feet to the point of beginning.

Contains 745,589 Square Feet or 17.116 Acres

Midas Creek Parcel Takedown

(affects Tax Parcel Nos. 26-26-100-001, 26-26-100-004, and 26-26-252-001)

Beginning at a point on the Westerly Right-of-Way Line of Mustang Trail Way, also known as 6000 West Street, said point being South 89°59'00" East 258.71 feet along the section line and South 2,082.64 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°08'37" West 40.58 feet along the Westerly Right-of-Way Line of said Mustang Trail Way;
thence North 89°51'23" West 15.00 feet along the Westerly Right-of-Way Line of said Mustang Trail Way;
thence South 00°08'37" West 60.00 feet along the Westerly Right-of-Way Line of said Mustang Trail Way;
thence South 89°51'23" East 15.00 feet along the Westerly Right-of-Way Line of said Mustang Trail Way;
thence South 00°08'37" West 34.51 feet along the Westerly Right-of-Way Line of said Mustang Trail Way;
thence South 85°54'18" West 71.20 feet;
thence Southwesterly 109.31 feet along the arc of a 504.00 foot radius curve to the left (center bears South 04°05'42" East and the chord bears South 79°41'31" West 109.09 feet with a central angle of 12°25'34");
thence South 74°04'39" West 351.93 feet;
thence Southwesterly 88.43 feet along the arc of a 504.00 foot radius curve to the left (center bears South 15°55'21" East and the chord bears South 69°03'03" West 88.32 feet with a central angle of 10°03'10");
thence Southwesterly 90.51 feet along the arc of a 271.00 foot radius curve to the right (center bears North 25°58'32" West and the chord bears South 73°35'33" West 90.09 feet with a central angle of 19°08'10");
thence South 82°16'55" West 289.20 feet;

thence Northwesterly 149.98 feet along the arc of a 200.00 foot radius curve to the right
 (center bears North 07°43'05" West and the chord bears North 76°14'07" West 146.49 feet
 with a central angle of 42°57'57");
 thence North 54°45'09" West 514.24 feet;
 thence Northwesterly 99.69 feet along the arc of a 796.00 foot radius curve to the right
 (center bears North 34°50'52" East and the chord bears North 51°33'51" West 99.63 feet with a
 central angle of 07°10'32");
 thence Northwesterly 149.65 feet along the arc of a 154.00 foot radius curve to the left
 (center bears South 42°01'25" West and the chord bears North 75°48'51" West 143.83 feet
 with a central angle of 55°40'32");
 thence Southwesterly 115.77 feet along the arc of a 246.00 foot radius curve to the right
 (center bears North 13°39'08" West and the chord bears South 89°49'47" West 114.70 feet
 with a central angle of 26°57'49");
 thence North 76°41'19" West 121.16 feet;
 thence Southwesterly 146.98 feet along the arc of a 254.00 foot radius curve to the left
 (center bears South 13°18'41" West and the chord bears South 86°44'02" West 144.94 feet
 with a central angle of 33°09'19");
 thence South 70°09'22" West 39.11 feet;
 thence Northwesterly 302.54 feet along the arc of a 421.00 foot radius curve to the right
 (center bears North 19°50'38" West and the chord bears North 89°15'24" West 296.07 feet
 with a central angle of 41°10'27");
 thence North 68°40'10" West 64.01 feet;
 thence Southwesterly 139.23 feet along the arc of a 144.00 foot radius curve to the left
 (center bears South 21°19'50" West and the chord bears South 83°37'55" West 133.87 feet
 with a central angle of 55°23'48");
 thence South 55°56'01" West 90.32 feet;
 thence Southwesterly 102.57 feet along the arc of a 246.00 foot radius curve to the right
 (center bears North 34°03'59" West and the chord bears South 67°52'43" West 101.83 feet
 with a central angle of 23°53'23");
 thence South 79°49'24" West 84.34 feet;
 thence North 00°01'02" East 146.47 feet;
 thence North 72°03'01" East 315.73 feet;
 thence Northeasterly 97.27 feet along the arc of a 250.00 foot radius curve to the right
 (center bears South 17°56'59" East and the chord bears North 83°11'49" East 96.66 feet with a
 central angle of 22°17'37");
 thence South 85°39'22" East 60.68 feet;
 thence Southeasterly 123.67 feet along the arc of a 310.00 foot radius curve to the right
 (center bears South 04°20'38" West and the chord bears South 74°13'39" East 122.85 feet with
 a central angle of 22°51'26");
 thence Northeasterly 280.76 feet along the arc of a 240.00 foot radius curve to the left
 (center bears North 27°12'04" East and the chord bears North 83°41'18" East 265.02 feet with a
 central angle of 67°01'32");
 thence North 50°10'32" East 73.38 feet;

thence Southeasterly 183.34 feet along the arc of a 105.00 foot radius curve to the right
 (center bears South 39°49'28" East and the chord bears South 79°48'07" East 160.92 feet with a
 central angle of 100°02'42");
 thence South 29°46'46" East 50.84 feet;
 thence Southeasterly 31.07 feet along the arc of a 45.00 foot radius curve to the left
 (center bears North 60°13'14" East and the chord bears South 49°33'26" East 30.45 feet with a
 central angle of 39°33'19");
 thence South 69°20'05" East 29.78 feet;
 thence Southeasterly 22.72 feet along the arc of a 38.00 foot radius curve to the left
 (center bears North 20°39'55" East and the chord bears South 86°27'40" East 22.38 feet with a
 central angle of 34°15'10");
 thence Northeasterly 58.06 feet along the arc of a 212.00 foot radius curve to the right
 (center bears South 13°35'15" East and the chord bears North 84°15'28" East 57.88 feet with a
 central angle of 15°41'27");
 thence South 87°53'49" East 23.38 feet;
 thence Southeasterly 40.94 feet along the arc of a 155.90 foot radius curve to the right
 (center bears South 02°06'48" West and the chord bears South 80°21'50" East 40.82 feet with a
 central angle of 15°02'44");
 thence South 73°48'32" East 71.67 feet;
 thence Southeasterly 40.49 feet along the arc of a 90.00 foot radius curve to the right
 (center bears South 16°11'32" West and the chord bears South 60°55'09" East 40.15 feet with a
 central angle of 25°46'38");
 thence South 48°01'50" East 23.94 feet;
 thence Southeasterly 56.61 feet along the arc of a 70.00 foot radius curve to the left
 (center bears North 41°58'10" East and the chord bears South 71°11'55" East 55.08 feet with a
 central angle of 46°20'09");
 thence North 85°38'01" East 49.82 feet;
 thence Southeasterly 101.53 feet along the arc of a 120.00 foot radius curve to the right
 (center bears South 04°21'59" East and the chord bears South 70°07'42" East 98.53 feet with a
 central angle of 48°28'35");
 thence Southeasterly 41.65 feet along the arc of a 410.00 foot radius curve to the right
 (center bears South 44°06'36" West and the chord bears South 42°58'47" East 41.63 feet with a
 central angle of 05°49'15");
 thence Southeasterly 276.54 feet along the arc of a 600.00 foot radius curve to the left
 (center bears North 49°55'51" East and the chord bears South 53°16'22" East 274.09 feet with a
 central angle of 26°24'26");
 thence South 66°28'35" East 43.81 feet;
 thence Southeasterly 133.13 feet along the arc of a 290.00 foot radius curve to the left
 (center bears North 23°31'25" East and the chord bears South 79°37'39" East 131.96 feet with a
 central angle of 26°18'07");
 thence North 87°13'18" East 33.70 feet;
 thence Northeasterly 69.33 feet along the arc of a 70.00 foot radius curve to the left
 (center bears North 02°46'42" West and the chord bears North 58°50'52" East 66.53 feet with a
 central angle of 56°44'53");

thence North 30°28'25" East 46.76 feet;
thence Northeasterly 128.29 feet along the arc of a 110.00 foot radius curve to the right
(center bears South 59°31'35" East and the chord bears North 63°53'03" East 121.14 feet with a
central angle of 66°49'16");
thence South 82°42'19" East 126.69 feet;
thence Northeasterly 243.24 feet along the arc of a 490.00 foot radius curve to the left
(center bears North 07°17'41" East and the chord bears North 83°04'25" East 240.75 feet with a
central angle of 28°26'32");
thence Northeasterly 30.64 feet along the arc of a 510.00 foot radius curve to the right
(center bears South 21°08'51" East and the chord bears North 70°34'25" East 30.64 feet with a
central angle of 03°26'34");
thence Northeasterly 11.90 feet along the arc of a 50.00 foot radius curve to the left
(center bears North 17°42'18" West and the chord bears North 65°28'35" East 11.87 feet with a
central angle of 13°38'14");
thence North 58°39'28" East 35.90 feet;
thence Southeasterly 142.21 feet along the arc of a 140.00 foot radius curve to the right
(center bears South 28°02'17" East and the chord bears South 88°56'20" East 136.17 feet with a
central angle of 58°11'55");
thence Southeasterly 52.39 feet along the arc of a 100.00 foot radius curve to the left
(center bears North 30°09'38" East and the chord bears South 74°50'53" East 51.79 feet with a
central angle of 30°01'01");
thence South 89°51'23" East 55.74 feet to the point of beginning.

Contains 512,187 Square Feet or 11.758 Acres