

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

13867658 B: 11293 P: 4634 Total Pages: 4  
01/11/2022 04:32 PM By: ndarmiento Fees: \$40.00  
SWD- SPECIAL WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Affects Parcel ID Nos. 26-34-100-001,  
26-34-276-015, 26-34-276-016, and 26-34-226-001

### **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 January 11, 2022.

GRANTOR:

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

By:   
(Name: Emily B. Markham)

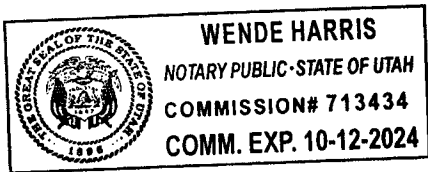
Its: Manager

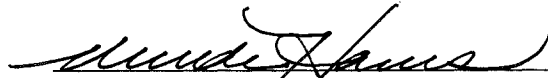
ACKNOWLEDGMENT

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

On this 11th day of January, 2022, 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.



  
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Notary Public

## Exhibit "A"

(legal description of the property)

### Parcel Deeded to Bastian Family Foundation

#### Parcel A

(affects Tax Parcel Nos. 26-34-276-015, 26-34-276-016, and 26-34-226-001)

A parcel of land situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 89°48'53" East 641.53 feet along the section line and South 00°30'22" East 1,327.85 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°30'22" East 331.15 feet to the extension of the Northerly Boundary Line of Blackhawk Estates Plat "C", recorded as Entry No. 11719743 in Book 2013P at Page 178 in the Office of the Salt Lake County Recorder;

thence along the extension of and said Northerly Boundary Line of Blackhawk Estates Plat "C" the following nine (9) courses:

- (1) South 56°51'10" West 333.22 feet;
- (2) South 68°38'27" West 95.94 feet;
- (3) South 56°30'13" West 98.90 feet;
- (4) South 51°26'05" West 67.14 feet;
- (5) South 41°54'31" West 111.54 feet;
- (6) South 48°31'38" West 142.42 feet;
- (7) South 54°24'10" West 87.46 feet;
- (8) South 44°19'04" West 94.58 feet;
- (9) South 72°52'33" West 99.94 feet to the Northerly Boundary Line of Blackhawk

Estates Plat "B", recorded as Entry No. 11386427 in Book 2012P at Page 53 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line of Blackhawk Estates Plat "B" the following six (6) courses:

- (1) South 72°52'34" West 12.55 feet;
- (2) South 82°11'10" West 94.89 feet;
- (3) South 86°16'00" West 83.86 feet;
- (4) South 66°09'21" West 95.83 feet;
- (5) South 58°13'58" West 137.09 feet;
- (6) South 78°13'01" West 40.13 feet along said Northerly Boundary Line of Blackhawk

Estates Plat "B" to the Northwest Corner of said Blackhawk Estates Plat "B";

thence South 12°44'34" East 10.64 feet along said Westerly Boundary Line of Blackhawk Estates Plat "B" to the Northerly Boundary Line of Western Creek PUD Plat A, recorded as Entry No. 10946923 in Book 2010P at Page 76 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line of said Western Creek PUD Plat A the following three (3) courses:

(1) South 78°07'21" West 16.66 feet;

(2) South 57°11'41" West 95.42 feet;

(3) South 73°50'10" West 172.86 feet along said Northerly Boundary Line of Western Creek PUD Plat A to the Northerly Boundary Line of Western Creek Plat B, recorded as Entry No. 11429199 in Book 2012P at Page 92 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line of Western Creek Plat B the following two (2) courses:

(1) South 73°27'12" West 291.53 feet;

(2) South 80°15'09" West 106.84 feet to the 1/16 section line;

thence North 00°10'31" East 1,342.34 feet along the 1/16 section line to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 34, monumented with a rebar and cap stamped "5251295";

thence South 89°31'41" East 1,988.38 feet to the point of beginning.

Contains 1,846,818 Square Feet or 42.397 Acres

#### **Parcel B**

**(affects Tax Parcel Nos. 26-34-100-001 and 26-34-226-001)**

A parcel of land situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 89°30'06" East 2,284.25 feet along the section line from the Northwest Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°30'06" East 1,341.30 feet along the section line;

thence South 00°04'36" East 1,325.29 feet to the 1/16 section line;

thence North 89°31'41" West 1,341.30 feet along the 1/16 section line;

thence North 00°04'36" West 1,325.90 feet to the point of beginning.

Contains 1,777,936 Square Feet or 40.816 Acres