

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

13867659 B: 11293 P: 4638 Total Pages: 3
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

OLYMPIA RANCH, LLC
Attn: Douglas C. Young
527 East Pioneer Road, Suite 200
Draper, Utah 84020

Affects Parcel ID Nos. 26-34-226-001,
26-34-276-016, and 26-35-101-009

SPECIAL WARRANTY DEED

LAST HOLDOUT PROPERTIES, LLC, 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 OLYMPIA RANCH, LLC, a Utah limited liability company, with an address of 527 East Pioneer Road, Suite 200 in Draper, Utah 84020 ("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 six (6) 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:

LAST HOLDOUT PROPERTIES, LLC,
a Utah limited liability company

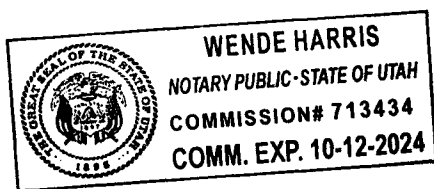
By: 
Name: Emily B. Markham
Its: Manager

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 Last Holdout Properties, LLC, 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.





Notary Public

Exhibit “A”

(legal description of the property)

Olympia Property – 71 Acre Parcel

(affects Tax Parcel Nos. 26-34-226-001, 26-34-276-016, and 26-35-101-009)

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 the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°48'53" East 641.53 feet along the section line;

thence South 00°30'22" East 1,327.85 feet;

thence North 89°31'41" West 1,988.38 feet 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 North 89°31'41" West 364.65 feet along the 1/16 section line;

thence North 00°04'36" West 1,325.29 feet to the section line;

thence South 89°30'06" East 1,701.54 feet along the section line to the point of beginning.

Contains 3,111,586 Square Feet or 71.432 Acres