

CT/A# 163044-WHP

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

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10/11/2022 01:07 PM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

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

Affects Parcel ID Nos. 26-27-426-001,
26-27-478-014 and 26-26-301-004

SPECIAL WARRANTY DEED

THE LAST HOLDOUT, L.L.C., a Utah limited liability company, LAST HOLDOUT PROPERTIES, LLC, a Utah limited liability company, and BASTIAN FAMILY FOUNDATION, a nonprofit corporation, each with an address of 233 North 1250 West, Suite 202 in Centerville, Utah (together as "Grantor") hereby conveys and warrants against all who claim by, through, or under Grantor, as to their respective interests, 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 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 11, 2022.

GRANTOR:

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

By: Mary E. Bastian

Name: Mary E. Bastian

Its: Manager

LAST HOLDOUT PROPERTIES, LLC
a Utah limited liability company

By: Mary E. Bastian
Name: Mary E. Bastian
Its: Manager

BASTIAN FAMILY FOUNDATION
a nonprofit corporation

By: Mary E. Bastian
Name: Mary E. Bastian
Its: Trustee

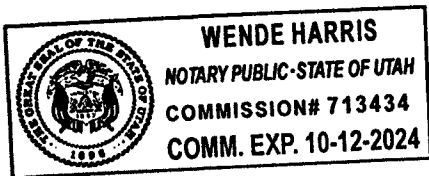
ACKNOWLEDGMENT

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

On this 11th day of October, 2022, personally appeared before me, Mary E. Bastian, 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

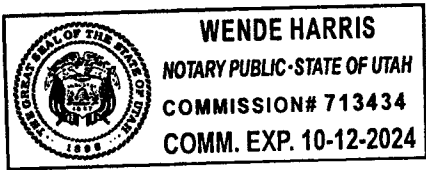


ACKNOWLEDGMENT

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

On this 11th day of October, 2022, personally appeared before me, Mary E. Bastian, 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.



Wende Harris

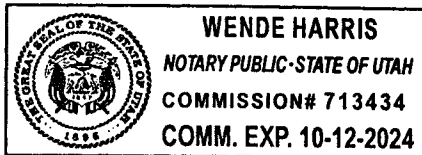
Notary Public

ACKNOWLEDGMENT

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

On this 11th day of October, 2022, personally appeared before me, Mary E. Bastian, who by me being first duly sworn did say that she is the Trustee of Bastian Family Foundation, a nonprofit corporation, and acknowledged to me that she executed this instrument on behalf of said nonprofit corporation and that said nonprofit corporation executed the same.

WITNESS my hand and official Seal.



Wende Harris

Notary Public

Exhibit "A"
(legal description of the property)

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

Beginning at the East Quarter Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point being monumented by a standard Salt Lake County Surveyor Brass Tablet; thence North 89°50'42.1" West along the East-West Centerline of said Section, 35.00 feet to a point monumented by a 1" yellow plastic cap marked Ensign Eng. and attached to a #4 rebar driven in the ground; thence South 0°03'49.7" East running parallel to the East line of the Southeast Quarter of said Section, 2,650.021 feet to a point on the South Line of said Section at a point 35.00 feet Westerly from the Southeast Corner of said Section 27; thence North 89°49'33.4" West along the South Line of Section 27, 85.00 feet to a point; thence North 0°03'49.7" West running parallel to the East line of the Southeast Quarter of said Section, 2,649.992 feet to a point on the East-West Centerline of said Section, at a point 120.00 feet Westerly from the East Quarter Corner thereof; thence North 0°04'25.9" West running parallel to the East Line of the Northeast Quarter of said Section, 120.00 feet to a point; thence South 89°50'42.1" East, 120.00 feet to a point on the East line of said Section; thence South 0°04'25.9" East along said East Line of said Section, 120.00 feet to the East Quarter Corner of said Section and the Point of Beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Special Warranty Deed recorded October 17, 2019 as Entry No. 13101912 in the office of the Salt Lake County Recorder, to-wit:

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.

The above Parcel 1 being also described as follows:

Beginning North 89°50'42" West 35 feet and South 00°03'49" East 1582.88 feet from the East quarter corner of Section 27, Township 3 South, Range 1 West, Salt Lake Meridian; thence South 00°03'49" East 1071.32 feet more or less; thence North 89°49'33" West 85 feet; thence North 00°03'49" West 1070.52 feet more or less; thence North 89°56'35" East 87.38 feet more or less to the point of beginning.

ALSO:

Beginning at the East quarter corner of Section 27, Township 3 South, Range 1 West, Salt Lake Meridian; thence North 89°50'42" West 35 feet; thence South 00°03'49" East 648.95 feet more or less; thence South 89°50'59" West 48.44 feet; thence North 00°01'04" East 763.88 feet; thence South 89°50'42" East 80 feet; thence South 00°04'25" East 120 feet more or less to the point of beginning.

PARCEL 2:

A parcel of land situate in the Southeast Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°44'00" West 80.76 feet along the section line and South 2,526.50 feet from the Northwest Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing being between the North Quarter Corner and the Northwest Quarter of said Section 26 measuring South 89°59'04" East 2647.96 feet); and running thence South 00°01'04" West 763.88 feet; thence North 89°50'59" East 40.00 feet; thence South 00°01'04" West 650.38 feet; thence South 03°00'57" East 94.47 feet; thence South 00°01'04" West 19.81 feet; thence Southeasterly 33.26 feet along the arc of a 30.00 foot radius curve to the left (center bears South 89°58'56" East and the chord bears South 31°44'44" East 31.58 feet with a central angle of 63°31'36"); thence South 00°03'25" East 142.51 feet; thence South 89°56'35" West 102.07 feet; thence North 00°01'36" East 1,697.95 feet; thence South 89°45'14" East 40.00 feet to the point of beginning.

Tax Id No.: 26-27-426-001, 26-27-478-014 and 26-26-301-004