

173247 - CPI

WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:

14173466 B: 11455 P: 7475 Total Pages: 4
11/09/2023 02:49 PM By: csummers Fees: \$40.00
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 E. Pioneer Road, #200,
Draper, Utah 84020

Affects Parcel ID No. 26-34-201-002

SPECIAL WARRANTY DEED

BASTIAN FAMILY FOUNDATION, a non-profit corporation, 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 E. Pioneer Road, #200, 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 one (1) parcel, 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, (ii) all right, title and interest of Grantor, if any, in, to and under any additional lands, strips, gaps and gores of land, adjoining streets, rights of way, or easements appurtenant to the real property, and (iii) all rights and hereditaments appurtenant thereto.

This Deed is subject to the following: (a) real property taxes and other assessments for the calendar year in which is deed is granted, which are a lien but not yet due and payable or delinquent; and (b) the easements, covenants, conditions, restrictions and rights of way of record as set forth in Exhibit "B", attached hereto and incorporated herein.

[Signature and Acknowledgement Follow]

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

DATED November 2, 2023.

GRANTOR:

BASTIAN FAMILY FOUNDATION,
a non-profit corporation

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

ACKNOWLEDGMENT

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

On this 2nd day of November, 2023, personally appeared before me, Emily B. Markham, who by me being first duly sworn did say that she is the Trustee of Bastian Family Foundation, a non-profit corporation, and acknowledged to me that she executed this instrument on behalf of said non-profit corporation and that said non-profit corporation executed the same.

WITNESS my hand and official Seal.

[Signature]
Notary Public

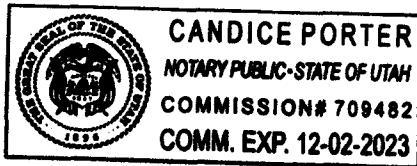


Exhibit "A"

(legal description of the property)

Parcel 7

(A portion of Parcel No. 26-34-201-002)

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

Beginning at a point on the southerly boundary line of Creek Ridge West Subdivision Phase 6, recorded December 21, 2018 in Book 2018P at Page 419 in the Office of the Salt Lake County Recorder, said point being North 89°30'06" West 1,701.54 feet along the section line from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°04'36" East 567.57 feet;

thence North 89°32'10" West 1,263.18 feet;

thence North 00°27'50" East 10.00 feet;

thence South 89°32'10" East 9.84 feet;

thence Northeasterly 2.10 feet along the arc of a 10.00 foot radius curve to the left (center bears North 77°59'57" West and the chord bears North 05°59'05" East 2.10 feet with a central angle of 12°01'56");

thence North 00°01'53" West 556.23 feet to the section line;

thence South 89°30'06" East 1,252.59 feet along the section line and said southerly boundary line of Creek Ridge West Subdivision Phase 6 to the point of beginning.

Contains 711,599 Square Feet or 16.336 Acres

Exhibit "B"

(permitted exceptions)

1. Taxes for the year 2023 are a lien now due and payable in the amount of \$22.84 but will not become delinquent until November 30, 2023 under Parcel No. 26-34-201-002. (affects this and other land) Taxes for the year 2022 have been paid with other land.
2. The herein described Land is located within the boundaries of Jordan School District, Wasatch Front Waste and Recycle District, Herriman Fire Service Area, Herriman City Safety Enforcement Area, Central Utah Water Conservancy District, South Valley Sewer District, Jordan Valley Water Conservancy District, South Salt Lake Valley Mosquito Abatement District, Herriman City, and is subject to any and all charges and assessments levied thereunder.
3. 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 herein. 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.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Any easements and/or rights-of-way for the water distribution system and appurtenances of the Herriman Pipeline & Development Company and/or parties claiming by, through or under it, as the same may be found to intersect the Land, as disclosed by various instruments of record, including that certain Easement To Use Distribution System recorded November 12, 1987 as Entry No. 4549293 in Book 5979 at Page 653. (exact location not disclosed)
6. Master Development Agreement for Olympia, recorded November 16, 2021 as Entry No. 13825061 in Book 11269 at Page 6670. Administrative Modification #1 to the Master Development Agreement for Olympia, recorded September 20, 2022 as Entry No. 14018093 in Book 11373 at Page 6313.
7. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded April 25, 2023 as Entry No. 14097744, in Book 11414, at Page 8488.
8. A lack of access to and from the Land to a public road, street or highway.
9. The Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.