

WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:

14174460 B: 11456 P: 998 Total Pages: 3
11/13/2023 03:33 PM By: BGORDON 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

BASTIAN FAMILY FOUNDATION
Attn: Jacob Anderson
233 North 1250 West, Suite 202
Centerville, Utah 84014

Affects Parcel ID No. 26-26-301-007

SPECIAL WARRANTY DEED

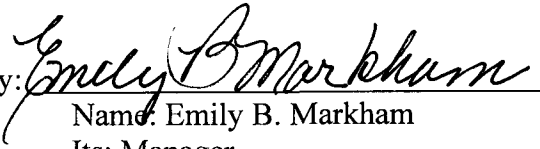
LAST HOLDOUT PROPERTIES, a Utah limited liability company, 233 North 1250 West, Suite 202 in Centerville, Utah 84014 ("Grantor") hereby conveys and warrants against all who claim by, through, or under Grantor to BASTIAN FAMILY FOUNDATION, a non-profit corporation, with an address of 233 North 1250 West, 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 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.

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:

LAST HOLDOUT PROPERTIES, LLC,
a Utah limited liability company

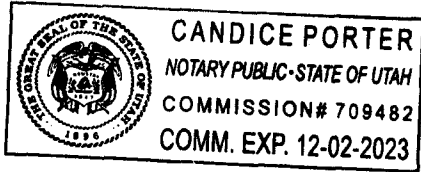
By: 
Name: Emily B. Markham
Its: Manager

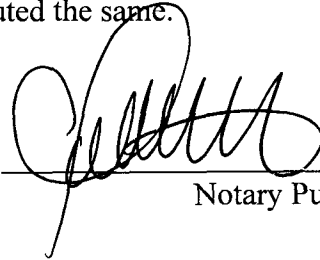
ACKNOWLEDGMENT

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

On this 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 Manager of Last Holdout Properties, LLC, a Utah limited liability company, and acknowledged to me that she executed this instrument on behalf of said company and that said company executed the same.

WITNESS my hand and official Seal.





Notary Public

Exhibit "A"

(legal description of the property)

Last Holdout Properties, LLC Parcel

(Affect Parcel No. 26-26-301-007)

Beginning at a point being North 89°59'04" West 2,462.43 feet along the section line and South 3,597.29 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°59'34" East 500.00 feet;

thence South 00°15'02" East 498.99 feet;

thence South 89°59'34" West 500.00 feet;

thence North 00°15'02" West 498.99 feet to the point of beginning.

Contains 249,494 Square Feet or 5.728 Acres