

14219530 B: 11479 P: 6732 Total Pages: 3
03/22/2024 03:46 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

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

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

176850-CPI

Affects Parcel ID Nos. 26-33-100-007 and
26-34-100-005

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 ("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 two (2) 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.

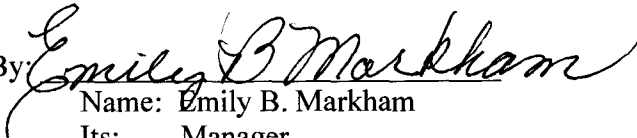
This Deed is subject to any easements, covenants, restrictions, rights of way, conditions and reservations appearing of record and taxes assessed against the Property thereafter and subject to any discrepancies, encroachments, or matters which would be disclosed by an ALTA survey and a thorough physical 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 March 22 2024.

GRANTOR:

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

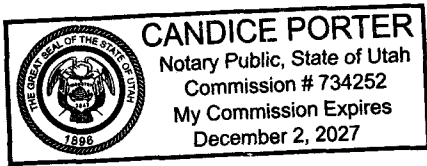
By: 
Name: Emily B. Markham
Its: Manager

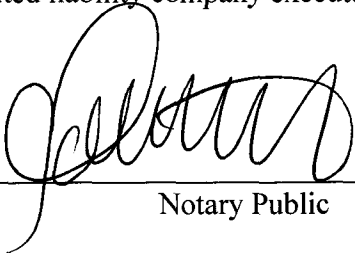
ACKNOWLEDGMENT

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

On this 22 day of March, 2024, 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.





Notary Public

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

A parcel of land, situate in part of Sections 33 and 34, 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 00°00'21" West 120.00 feet along the section line feet from the Northeast corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°35'41" East 69.76 feet; thence Southwesterly 39.15 feet along the arc of a 25.00 foot radius curve to the left (center bears South 00°24'19" West and the chord bears South 45°32'53" West 35.27 feet with a central angle of 89°42'52"); thence South 00°41'26" West 321.57 feet; thence Southwesterly 1,002.87 feet along the arc of a 2,045.00 foot radius curve to the right (center bears North 89°18'34" West and the chord bears South 14°44'22" West 992.85 feet with a central angle of 28°05'52"); thence North 61°12'41" West 90.00 feet; thence Northeasterly 958.73 feet along the arc of a 1,955.00 foot radius curve to the left (center bears North 61°12'41" West and the chord bears North 14°44'22" East 949.15 feet with a central angle of 28°05'52"); thence North 00°41'26" East 320.87 feet; thence Northwesterly 35.87 feet along the arc of a 25.65 foot radius curve to the left (center bears North 89°58'38" West and the chord bears North 40°02'26" West 33.01 feet with a central angle of 80°07'36"); thence South 89°35'41" East 66.66 feet to the point of beginning.

PARCEL 2:

A parcel of land, situate in part of Sections 33 and 34, 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 00°00'21" West 1,426.92 feet along the section line and West 211.77 feet from the Northeast corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence Southwesterly 154.92 feet along the arc of a 2,045.00 foot radius curve to the right (center bears North 61°12'41" West and the chord bears South 30°57'31" West 154.88 feet with a central angle of 04°20'25"); thence Southerly 1,122.15 feet along the arc of a 1,955.00 foot radius curve to the left (center bears South 56°52'16" East and the chord bears South 16°41'07" West 1,106.81 feet with a central angle of 32°53'14"); thence South 00°14'30" West 30.62 feet; thence North 89°37'47" West 90.00 feet; thence North 00°14'30" East 30.41 feet; thence Northeasterly 1,173.81 feet along the arc of a 2,045.00 foot radius curve to the right (center bears South 89°45'30" East and the chord bears North 16°41'07" East 1,157.77 feet with a central angle of 32°53'14"); thence Northeasterly 148.10 feet along the arc of a 1,955.00 foot radius curve to the left (center bears North 56°52'16" West and the chord bears North 30°57'31" East 148.06 feet with a central angle of 04°20'25"); thence South 61°12'41" East 90.00 feet to the point of beginning.

Tax Id No.: 26-34-100-005 and 26-33-100-007