

182898-CP1
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:

14296849 B: 11523 P: 1209 Total Pages: 6
10/04/2024 01:53 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 East Pioneer Road, Suite 200
Draper, Utah 84020

Affects Parcel ID Nos. 26-26-151-015, 26-26-151-016, 26-26-151-018,
26-26-301-002, 26-26-301-008, 26-34-100-002, 26-34-100-007
and 26-34-201-006.

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 eight (8) 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, to and under any adjoining streets, rights of way, or easements.

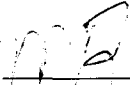
This Deed is subject to any easements, covenants, restrictions, rights of way, conditions and reservations appearing of record and taxes assessed against the Property thereafter and subject to any discrepancies, encroachments, or matters which would be disclosed by an ALTA survey and a thorough physical 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 4, 2024.

GRANTOR:

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

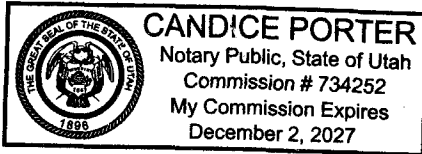
By: 
Name: Mary E. Bastian
Its: Manager

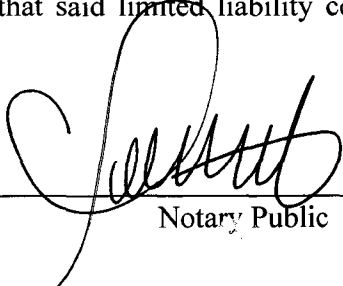
ACKNOWLEDGMENT

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

On this 4 day of October, 2024, 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.




Notary Public

GRANTOR:

LAST HOLDOUT PROPERTIES, LLC,
a Utah limited liability company

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

ACKNOWLEDGMENT

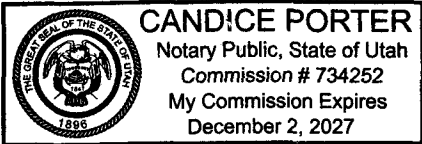
STATE OF UTAH)
): ss
COUNTY OF SALT LAKE)

On this 4 day of October, 2024, 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.

[Handwritten Signature]

Notary Public



GRANTOR:

BASTIAN FAMILY FOUNDATION
a nonprofit corporation

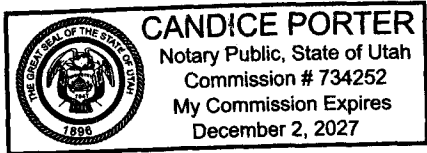
By: MB
Name: Mary E. Bastian
Its: Trustee

ACKNOWLEDGMENT

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

On this 4 day of October, 2024, 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.



[Signature]
Notary Public

Exhibit "A"

(legal description of the property)

PARCEL 1:

A parcel of land situate in the Northwest Quarter of Section 26 and the Northeast 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°59'04" West 957.85 feet along the section line and South 2,328.38 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 80°31'50" West 242.47 feet; thence South 00°08'37" West 572.51 feet; thence South 89°44'57" West 235.01 feet; thence South 00°08'37" West 8.29 feet; thence South 89°44'58" West 134.00 feet; thence South 58°29'10" West 121.25 feet; thence South 67°08'05" West 299.63 feet; thence South 00°08'37" West 53.37 feet; thence North 89°51'23" West 206.00 feet; thence South 00°08'37" West 23.44 feet; thence South 89°44'58" West 151.00 feet; thence South 00°08'37" West 135.44 feet; thence North 89°51'23" West 324.52 feet; thence North 57°25'17" West 71.19 feet; thence North 00°01'04" East 14.31 feet; thence South 89°16'30" East 8.44 feet; thence North 00°03'49" West 648.98 feet; thence South 89°42'49" East 32.48 feet; thence North 00°01'02" East 548.90 feet; thence North 79°49'24" East 84.34 feet; thence Northeasterly 102.57 feet along the arc of a 246.00 foot radius curve to the left (center bears North 10°10'36" West and the chord bears North 67°52'43" East 101.83 feet with a central angle of 23°53'23"); thence North 55°56'01" East 90.32 feet; thence Northeasterly 139.23 feet along the arc of a 144.01 foot radius curve to the right (center bears South 34°03'59" East and the chord bears North 83°37'52" East 133.87 feet with a central angle of 55°23'43"); thence South 68°40'10" East 64.01 feet; thence Southeasterly 302.54 feet along the arc of a 421.00 foot radius curve to the left (center bears North 21°19'50" East and the chord bears South 89°15'24" East 296.07 feet with a central angle of 41°10'27"); thence North 70°09'22" East 39.11 feet; thence Northeasterly 146.98 feet along the arc of a 254.00 foot radius curve to the right (center bears South 19°50'38" East and the chord bears North 86°44'02" East 144.94 feet with a central angle of 33°09'19"); thence South 76°41'19" East 121.16 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 99.62 feet with a central angle of 07°10'32"); thence South 54°45'10" East 389.74 feet to the point of beginning.

PARCEL 2:

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

Beginning at a point being North 89°30'06" West 2,964.90 feet along the section line and South 684.33 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°27'50" West 641.89 feet to the 1/16 section line, said point being on the established boundary line per the Boundary Line Acknowledgment, recorded March 9, 2020 as Entry No. 13212816 in Book 10907 at Pages 6169-6202 in the Office of the Salt Lake County Recorder; thence along said established boundary the following two (2) courses: (1) North 89°31'34" West 1,027.56 feet; (2) South 00°02'29" West 1,014.89 feet; thence North 89°44'57" West 97.03 feet; thence Northwesterly 888.83 feet along the arc of a 666.00 foot radius curve to the right (center bears North 00°15'03" East and the chord bears North 51°30'58" West 824.32 feet with a central angle of 76°27'58"); thence North 13°16'59" West 410.00 feet; thence Northeasterly 482.16 feet along the arc of a 920.00 foot radius curve to the left (center bears North 16°12'41" West and the chord bears North 58°46'29" East 476.66 feet with a central angle of 30°01'41"); thence North 43°45'38" East 312.20 feet; thence Northeasterly 186.32 feet along the arc of a 1,430.00 foot radius curve to the right (center bears South 46°14'22" East and the chord bears North 47°29'35" East 186.18 feet with a central angle of 07°27'54"); thence North 51°13'33" East 338.36 feet; thence North 38°46'27" West 27.00 feet; thence North 51°13'33" East 20.55 feet; thence Northeasterly 71.19 feet along the arc of a 957.00 foot radius curve to the right (center bears South 38°46'27" East and the chord bears North 53°21'25" East 71.17 feet with a central angle of 04°15'44"); thence South 34°30'43" East 30.00 feet; thence Northeasterly 79.20 feet along the arc of a 2,076.00 foot radius curve to the left (center bears North 34°30'43" West and the chord bears North 54°23'42" East 79.20 feet with a central angle of

02°11'09"); thence Northeasterly 42.03 feet along the arc of a 50.00 foot radius curve to the right (center bears South 36°41'53" East and the chord bears North 77°23'09" East 40.81 feet with a central angle of 48°10'03"); thence Southeasterly 110.96 feet along the arc of a 348.50 foot radius curve to the right (center bears South 11°28'11" West and the chord bears South 69°24'34" East 110.49 feet with a central angle of 18°14'31"); thence South 59°29'56" East 41.71 feet; thence Southeasterly 456.86 feet along the arc of a 873.00 foot radius curve to the left (center bears North 30°26'54" East and the chord bears South 74°32'38" East 451.67 feet with a central angle of 29°59'04"); thence South 89°32'10" East 93.23 feet to the point of beginning.