

182911-CPI
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:

14296878 B: 11523 P: 1423 Total Pages: 3
10/04/2024 02:15 PM By: adavis 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 No. 26-26-301-014

SPECIAL WARRANTY DEED

BASTIAN FAMILY FOUNDATION, a nonprofit corporation, 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 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 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 4, 2024.

GRANTOR:

BASTIAN FAMILY FOUNDATION
a nonprofit corporation

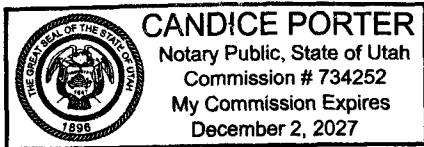
By: MB
Name: Mary E. Bastian
Its: Trustee

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
PROPERTY DESCRIPTION

A parcel of land situate in the Southwest quarter of Section 26 and 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°59'04" West 1,323.79 feet along the section line and South 4,095.99 feet from the North quarter corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°56'19" West 1,343.78 feet; thence South 00°03'25" East 126.01 feet; thence North 89°56'35" East 1,343.70 feet; thence North 00°01'13" West 126.11 feet to the point of beginning.

Tax Id No.: 26-26-301-014