

180812-CP1

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

14354631 B: 11554 P: 7177 Total Pages: 4
03/06/2025 11:13 AM By: vanguyen 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

Affects Parcel ID Nos. 26-34-100-008,
26-34-100-010 and 26-33-100-012

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, 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 four (4) 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 5, 2025.

GRANTOR:

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

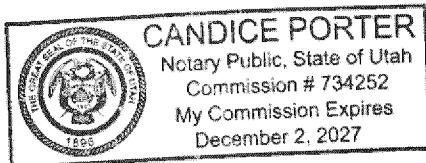
By: 
Name: Emily B. Markham
Its: Manager

ACKNOWLEDGMENT

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On this 5 day of March, 2025, 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 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 3,810.30 feet along the section line and South 617.22 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 51°13'33" West 338.36 feet; thence Southwesterly 186.32 feet along the arc of a 1,430.00 foot radius curve to the left (center bears South 38°46'27" East and the chord bears South 47°29'35" West 186.18 feet with a central angle of 07°27'54"); thence South 43°45'38" West 312.20 feet; thence Southwesterly 922.03 feet along the arc of a 920.00 foot radius curve to the right (center bears North 46°14'22" West and the chord bears South 72°28'18" West 883.92 feet with a central angle of 57°25'19"); thence North 11°10'58" East 116.00 feet; thence Northeasterly 805.77 feet along the arc of a 804.00 foot radius curve to the left (center bears North 11°10'58" East and the chord bears North 72°28'18" East 772.47 feet with a central angle of 57°25'19"); thence North 43°45'38" East 312.20 feet; thence Northeasterly 201.43 feet along the arc of a 1,546.00 foot radius curve to the right (center bears South 46°14'22" East and the chord bears North 47°29'35" East 201.29 feet with a central angle of 07°27'54"); thence North 51°13'33" East 338.36 feet; thence South 38°46'27" East 116.00 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 3,783.96 feet along the section line and South 408.57 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence Southwesterly 16.61 feet along the arc of a 348.50 foot radius curve to the right (center bears North 50°32'39" West and the chord bears South 40°49'17" West 16.61 feet with a central angle of 02°43'53"); thence South 51°13'33" West 73.19 feet; thence North 38°46'27" West 3.00 feet; thence North 51°13'33" East 89.53 feet to the point of beginning.

PARCEL 3:

A parcel of land, situate in part of Section 32, 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 274.26 feet and West 620.64 feet from the Northeast Corner of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 71°13'49" West 562.81 feet; thence Southwesterly 645.79 feet along the arc of a 1,600.00 foot radius curve to the left (center bears South 18°46'11" East and the chord bears South 59°40'03" West 641.41 feet with a central angle of 23°07'32"); thence Southwesterly 1,174.28 feet along the arc of a 1,600.00 foot radius curve to the right (center bears North 41°53'42" West and the chord bears South 69°07'49" West 1,148.10 feet with a central angle of 42°03'03"); thence North 89°50'40" West 206.36 feet; thence North 00°09'20" East 60.00 feet; thence South 89°50'40" East 206.36 feet; thence Northeasterly 1,130.24 feet along the arc of a 1,540.00 foot radius curve to the left (center bears North 00°09'20" East and the chord bears North 69°07'49" East 1,105.05 feet with a central angle of 42°03'03"); thence Northeasterly 670.00 feet along the arc of a 1,660.00 foot radius curve to the right (center bears South 41°53'42" East and the chord bears North 59°40'03" East 665.46 feet with a central angle of 23°07'32"); thence North 71°13'49" East 582.64 feet; thence South 00°28'50" East 63.19 feet to the point of beginning.

PARCEL 4:

A parcel of land, situate in part of Section 32, 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 274.26 feet and West 620.64 feet from the Northeast Corner of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South $00^{\circ}28'50''$ East 63.19 feet; thence South $71^{\circ}13'49''$ West 542.98 feet; thence Southwesterly 621.57 feet along the arc of a 1,540.00 foot radius curve to the left (center bears South $18^{\circ}46'11''$ East and the chord bears South $59^{\circ}40'03''$ West 617.36 feet with a central angle of $23^{\circ}07'32''$); thence Southwesterly 1,218.31 feet along the arc of a 1,660.00 foot radius curve to the right (center bears North $41^{\circ}53'42''$ West and the chord bears South $69^{\circ}07'49''$ West 1,191.15 feet with a central angle of $42^{\circ}03'03''$); thence North $89^{\circ}50'40''$ West 206.36 feet; thence North $00^{\circ}09'20''$ East 60.00 feet; thence South $89^{\circ}50'40''$ East 206.36 feet; thence Northeasterly 1,174.28 feet along the arc of a 1,600.00 foot radius curve to the left (center bears North $00^{\circ}09'20''$ East and the chord bears North $69^{\circ}07'49''$ East 1,148.10 feet with a central angle of $42^{\circ}03'03''$); thence Northeasterly 645.79 feet along the arc of a 1,600.00 foot radius curve to the right (center bears South $41^{\circ}53'42''$ East and the chord bears North $59^{\circ}40'03''$ East 641.41 feet with a central angle of $23^{\circ}07'32''$); thence North $71^{\circ}13'49''$ East 562.81 feet to the point of beginning.

Tax Id No.: 26-34-100-008, 26-34-100-010 and 26-33-100-012