

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

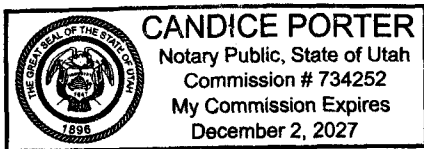
By: MB  
Name: Mary E. Bastian  
Its: Trustee

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

187832-CPI

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

14364311 B: 11559 P: 9798 Total Pages: 3  
03/28/2025 04:30 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 120 SALT LAKE CITY, UT 84121

Affects Parcel ID Nos. 26-34-100-008,  
26-33-100-012 and 26-27-300-006

### 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.

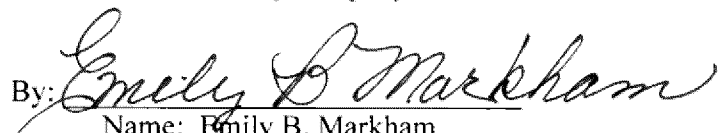
This Deed is subject to any easements, covenants, restrictions, rights of way, conditions and reservations appearing of record and taxes assessed against the Property thereafter and subject to any discrepancies, encroachments, or matters which would be disclosed by an ALTA survey and a thorough physical 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 28, 2025.

GRANTOR:

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

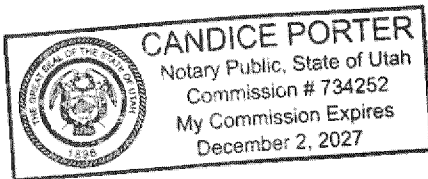
By:   
Name: Emily B. Markham  
Its: Manager

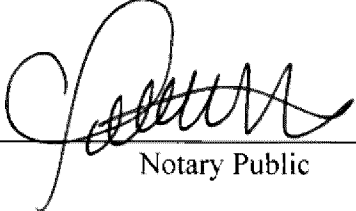
ACKNOWLEDGMENT

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

On this 28th 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 5,255.40 feet along the section line and South 119.89 feet from the Northeast corner of said Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 00°00'11" West 14.99 feet; thence South 71°11'21" West 30.04 feet; thence Northeasterly 39.14 feet along the arc of a 25.00 foot radius curve to the right (center bears South 89°18'14" East and the chord bears North 45°32'25" East 35.26 feet with a central angle of 89°41'17"); thence South 89°36'41" East 3.27 feet to the point of beginning.

**PARCEL 2:**

A parcel of land situate in the Northeast quarter of Section 33, 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°35'41" West 82.00 feet along the section line and South 120.00 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 15.32 feet; thence Southeasterly 35.87 feet along the arc of a 25.65 foot radius curve to the right (center bears South 09°53'46" West and the chord bears South 40°02'26" East 33.01 feet with a central angle of 80°07'36"); thence South 89°26'56" West 21.07 feet; thence North 31°11'42" West 29.91 feet to the point of beginning.

**PARCEL 3:**

A parcel of land situate in the Southwest quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, being more particularly described as follows:

Beginning at the Southwest corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 00°41'25" East 1,324.02 feet along the section line to the Northeast corner of the Southwest quarter of the Southwest Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence South 89°30'42" East 2,659.31 feet along the 1/16 section line to the Northeast corner of the Southeast quarter of the Southwest quarter of said Section 27; thence South 00°28'09" West 19.88 feet along the quarter section line; thence North 89°30'47" West 2,539.38 feet; thence South 00°41'28" West 386.00 feet; thence South 89°18'35" East 15.00 feet; thence South 00°41'25" West 96.00 feet; thence North 89°18'35" West 15.00 feet; thence South 00°41'25" West 43.50 feet; thence South 89°18'35" East 106.00 feet; thence South 00°41'25" West 485.50 feet; thence North 89°18'35" West 106.00 feet; thence South 00°41'23" West 292.90 feet; thence North 89°35'40" West 120.00 feet to the point of beginning.

Tax Id No.: 26-34-100-008, 26-33-100-012 and 26-27-300-006