

CTIA# 143782-WHP

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5/21/2021 12:58:00 PM \$40.00
Book - 11178 Pg - 4428-4434
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 7 P.

WHEN RECORDED MAIL TO:

Jacob D. Anderson
233 N. 1250 W., Suite 202
Centerville, Utah 84014

Affects Parcel ID No. 26-26-326-001

DEED OF TRUST

THIS DEED OF TRUST is made effective as of this 21st day of May, 2021, between OLYMPIA RANCH, L.L.C., a Utah limited liability company, as Trustor ("Trustor"), having an address of 527 East Pioneer Road, Suite 200 in Draper, Utah 84020, to JACOB D. ANDERSON, having an address of 233 North 1250 West, Suite 202 in Centerville, Utah 84014, as Trustee ("Trustee"), in favor of BASTIAN FAMILY FOUNDATION, a nonprofit corporation, as Beneficiary ("Beneficiary"), having an address of 233 North 1250 West, Suite 202 in Centerville, Utah 84014.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, certain real property located in Salt Lake County, State of Utah, being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

For the Purpose of Securing:

(a) payment of the principal sum of \$ 2,332,662.92 according to the terms of and as evidenced by a Promissory Note dated as of May 21, 2021, made payable to the order of Beneficiary, executed by Trustor, including any extensions and/or renewals or modifications thereof (the "Note"); (b) the performance of each agreement of Trustor herein contained; and (c) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as set forth herein.

To Protect the Security of this Deed of Trust, Trustor Agree as follows:

1. To keep said Property in good condition and repair; to comply with all laws, covenants and restrictions affecting said Property; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said Property in violation of law and to do all other acts which from the character or use of said Property may be reasonably necessary.
2. To pay at least ten (10) days before delinquency all taxes and assessments affecting said Property, to pay, when due, all encumbrances, charges, and liens with interest, on said Property or any part thereof, which at any time appear to be prior or superior hereto.

IT IS MUTUALLY AGREED THAT:

3. This Deed of Trust is intended to be and remain a lien against the Property until the Note is paid in full.

4. Should said Property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire, or earthquake, the proceeds of such event are hereby assigned to Beneficiary, who shall apply the same on any Indebtedness secured hereby.

5. At any time and from time to time upon written request of Beneficiary, payment of its fees and presentation of this Deed of Trust and the Note for endorsement (in case of full reconveyance, for cancellation and retention) without affecting the liability of any person for the payment of the Indebtedness secured hereby, and without releasing the interest of any party joining in this Deed of Trust, Trustee may (a) consent to the making of any map or plat of said Property; (b) join in granting any easement or creating any restriction on Beneficiary's interest thereon; (c) join in any subordination or other agreement affecting this Deed of Trust or the lien or charge thereof; and (d) reconvey, without warranty, all or any part of said Property. The grantee in any reconveyance may be described as "the persons entitled thereto," and the recitals therein of any matters of facts shall be conclusive proof of the truthfulness thereof. Trustor agrees to pay reasonable trustee's fees for any of the services mentioned in this paragraph if such action is taken at Trustor's request.

6. Upon any material default by Trustor hereunder, Beneficiary may at any time upon written notice to Trustor, either in person, by agent, or by a receiver to be appointed by a court, without regard to whether the collateral serving the Note under this Deed of Trust is inadequate, enter upon and take possession of said Property or any part thereof, in its own name, sue for or otherwise collect said rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, upon any Indebtedness secured hereby, and in such order as Beneficiary may determine. The sale of any right, title or interest in the Property shall result in the automatic maturity of the Note requiring the Note to be paid in full at the time of any conveyance of any portion of the Property.

7. The entering upon and taking possession of said Property, the collection of such rents, issues, and profits, or the proceeds of fire and other insurance policies, or compensation or awards for any taking or damage of said Property shall not cure or waive any default or notice hereunder or invalidate any act done pursuant to such notice.

8. The failure on the part of Beneficiary to promptly enforce any right hereunder or under the Note shall not operate as a waiver of such right and the waiver by Beneficiary of any default shall not constitute a waiver of any other or subsequent default.

9. Time is of the essence. Upon default by Trustor or other makers of the Note in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of

Beneficiary. In the event of such default, Beneficiary may execute or cause Trustee to execute a written notice of default and of election to cause said Property to be sold to satisfy the obligations hereof, and Trustee shall file such notice for record in each county wherein said Property or some part or parcel thereof is situated. Beneficiary also may deposit with Trustee, the Note and all documents evidencing expenditures secured hereby.

10. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee without further demand on Trustor, shall sell said Property on the date and at the time and place designated in said notice of sale, either as a whole or in separate parcels, and in such order as Beneficiary may determine (but subject to any statutory right of Trustor' to direct the order in which such Property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder, the purchase price payable in lawful money of the United States at the time of sale. The person conducting the sale may, for any cause he deems expedient, to the extent and as allowed by Utah law, postpone the sale from time to time until it shall be completed and, in every such case, notice of postponement shall be given by public declaration thereof by such person at the time and place last appointed for sale. Trustee shall execute and deliver to the purchaser its Deed conveying said Property so sold, but without any covenant or warranty, express or implied. The recitals in the Deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Beneficiary, may bid at the sale. Trustee shall apply the proceeds of the sale to payment of (1) the cost and expenses of exercising the power of sale and of the sale, including the payment of the Trustee's and attorney's fees; (2) cost of any evidence of title procured in connection with such sale; (3) all other sums then secured hereby; and (4) the remainder, if any to the person or persons legally entitled thereto, or the Trustee, in his discretion, may deposit the balance of such proceeds with the County Clerk of the county in which the sale took place.

11. Trustor agrees to surrender possession of the Property to the purchaser at the aforesaid sale, immediately after such sale, in the event such possession has not previously been surrendered by Trustor.

12. Alternatively, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Deed of Trust in the manner provided by law for the foreclosure of mortgages on real property and Beneficiary shall be entitled to recover in such proceedings all costs and expenses incident thereto, including a reasonable attorneys' fee in such amount as shall be fixed by the court.

13. Beneficiary may appoint a successor trustee at any time by filing for record in the office of the County Recorder of each county in which said Property or some part thereof is situated, a substitution of trustee. From the time the substitution is filed for record, the new trustee shall succeed to all the powers, duties, authority and title of the trustee named herein or of any successor trustee. Each such substitution shall be executed and acknowledged, and notice thereof shall be given and proof thereof made, in the manner provided by law.

14. This Deed of Trust shall apply to, inure to the benefit of, and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term

"Beneficiary" shall mean the owner and holder, including any pledgee, of the Note. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

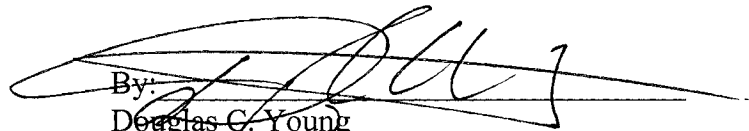
15. Trustee is not obligated to notify any party hereto of any pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiaries, or Trustee shall be a party, unless brought by Trustee. Trustee is not required to post any bond pertaining to the Deed of Trust.

16. This Deed of Trust shall be construed according to the laws of the State of Utah.

17. The undersigned Trustor request that a copy of any notice of default and of any notice of sale hereunder be mailed to Trustor at the address hereinbefore set forth.

IN WITNESS WHEREOF, the Trustor has executed this Deed of Trust on the date first written above.

OLYMPIA RANCH, L.L.C.,
a Utah limited liability company


By: 
Douglas C. Young
Its: Manager

ACKNOWLEDGMENT

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 21st day of May, 2021, personally appeared before me, a Notary Public, Douglas C. Young, the Manager of Olympia Ranch, L.L.C., personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above 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

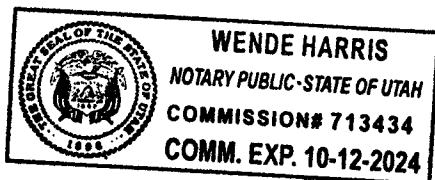


Exhibit "A"

(legal description of the property)

Parcel No. 1

(affects Tax Parcel No. 26-26-326-001)

A parcel of land situate in the Southwest and Southeast Quarters of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Mustang Trail Way, said point being South 89°59'00" East 256.99 feet along the section line and South 2,768.95 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°08'37" West 145.71 feet along said Westerly Right-of-Way Line;
thence North 54°36'40" West 73.86 feet;
thence South 89°58'07" West 58.34 feet;
thence Westerly 58.90 feet along the arc of a 220.00 foot radius curve to the left (center bears South 00°01'53" East and the chord bears South 82°17'55" West 58.73 feet with a central angle of 15°20'24");
thence South 01°45'46" East 113.11 feet;
thence South 12°47'51" East 17.96 feet;
thence Southwesterly 15.19 feet along the arc of a 60.00 foot radius curve to the left (center bears South 2°29'05" West and the long chord bears South 85°13'57" West 15.15 feet with a central angle of 14°30'16");
thence North 12°47'51" West 17.29 feet;
thence North 01°45'46" West 110.36 feet;
thence Southwesterly 105.92 feet along the arc of a 220.00 foot radius curve to the left (center bears South 19°25'44" East and the chord bears South 56°46'43" West 104.90 feet with a central angle of 27°35'05");
thence Southwesterly 93.20 feet along the arc of a 560.00 foot radius curve to the right (center bears North 47°00'50" West and the chord bears South 47°45'14" West 93.09 feet with a central angle of 09°32'08");
thence South 37°28'42" East 141.98 feet;
thence South 62°29'14" West 67.57 feet;
thence South 69°20'43" West 136.09 feet;
thence Westerly 147.59 feet along the arc of a 680.00 foot radius curve to the right (center bears North 20°39'17" West and the chord bears South 75°33'47" West 147.30 feet with a central angle of 12°26'08");
thence South 00°08'37" West 653.22 feet;
thence South 89°51'23" East 105.00 feet;
thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°08'37" East and the chord bears North 45°08'37" East 21.21 feet with a central angle of 90°00'00");

thence South 89°51'23" East 11.00 feet;
thence North 00°08'37" East 237.21 feet;
thence South 89°51'23" East 42.00 feet;
thence North 00°08'37" East 84.08 feet;
thence South 89°51'23" East 240.00 feet;
thence North 00°08'37" East 398.54 feet;
thence Northwesterly 34.60 feet along the arc of a 30.00 foot radius curve to the left (center bears North 89°51'23" West and the long chord bears North 32°53'36" West 32.71 feet with a central angle of 66°04'25");
thence Northeasterly 290.98 feet along the arc of a 60.00 foot radius curve to the right (center bears North 24°04'12" East and the long chord bears North 73°00'04" East 78.84 feet with a central angle of 277°51'45");
thence Southwesterly 16.64 feet along the arc of a 30.00 foot radius curve to the left (center bears South 58°04'03" East and the long chord bears South 16°02'17" West 16.43 feet with a central angle of 31°47'20");
thence South 0°08'37" West 418.39 feet;
thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°51'23" East and the chord bears South 44°51'23" East 21.21 feet with a central angle of 90°00'00");
thence South 89°51'23" East 110.00 feet to the Westerly Right-of-Way Line of Mustang Trail Way;
thence South 00°08'37" West 516.34 feet along said Westerly Right-of-Way Line to the Northerly Right-of-Way Line of Herriman Boulevard;
thence along said Northerly Right-of-Way Line the following seven (7) courses:
(1) South 89°56'15" West 7.21 feet;
(2) North 00°02'03" West 10.51 feet;
(3) South 51°25'23" West 32.12 feet;
(4) South 89°56'19" West 500.98 feet;
(5) Southwesterly 134.40 feet along the arc of a 1,026.00 foot radius curve to the left (center bears South 00°03'41" East and the chord bears South 86°11'09" West 134.30 feet with a central angle of 07°30'19");
(6) Southwesterly 117.89 feet along the arc of a 900.00 foot radius curve to the right (center bears North 07°34'00" West and the chord bears South 86°11'09" West 117.81 feet with a central angle of 07°30'19");
(7) South 89°56'19" West 47.14 feet;
thence North 00°08'37" East 156.02 feet;
thence North 89°51'23" West 52.08 feet;
thence North 00°08'37" East 10.08 feet;
thence North 89°56'31" West 153.88 feet;
thence North 00°03'29" East 20.00 feet;
thence South 89°56'31" East 153.91 feet;
thence North 00°08'37" East 682.56 feet;
thence South 89°44'58" West 18.01 feet;
thence North 00°08'37" East 116.00 feet;

thence South 89°44'58" West 25.67 feet;
thence North 00°15'02" West 20.00 feet;
thence North 89°44'58" East 25.80 feet;
thence North 00°08'37" East 29.00 feet;
thence North 89°44'58" East 12.49 feet;
thence North 00°15'02" West 123.00 feet;
thence North 89°44'58" East 110.00 feet;
thence South 87°00'39" East 53.08 feet;
thence North 89°44'58" East 40.06 feet;
thence Easterly 253.63 feet along the arc of a 380.00 foot radius curve to the left (center bears North 00°15'02" West and the chord bears North 70°37'43" East 248.95 feet with a central angle of 38°14'30");
thence North 49°08'12" East 110.12 feet;
thence South 38°31'54" East 116.00 feet;
thence Northeasterly 123.29 feet along the arc of a 280.00 foot radius curve to the right (center bears South 39°36'48" East and the chord bears North 63°00'05" East 122.30 feet with a central angle of 25°13'46");
thence North 20°48'31" West 294.42 feet;
thence North 69°11'29" East 20.00 feet;
thence South 20°48'31" East 297.41 feet;
thence Easterly 49.91 feet along the arc of a 280.00 foot radius curve to the right (center bears South 10°14'42" East and the chord bears North 84°51'42" East 49.85 feet with a central angle of 10°12'49");
thence North 89°58'07" East 57.09 feet;
thence North 55°14'12" East 75.30 feet to the point of beginning.

Contains 760,235 Square Feet or 17.452 Acres