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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 9 P.

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

LAST HOLDOUT PROPERTIES, LLC
Attn: Jacob D. Anderson
233 N. 1250 W., Suite 202
Centerville, Utah 84014

CTIA # 118319-WHP

Affects Parcel ID Nos. 26-25-251-006,
26-26-200-022, 26-26-200-032, 26-26-200-033,
26-26-400-038, 26-26-400-039, 26-26-400-040,
26-26-400-041, 26-26-400-042, 26-26-428-003,
26-26-100-001, 26-26-100-004, 26-26-201-002,
26-26-252-001, 26-26-300-016, and 26-27-100-003

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 84014 (“Grantor”) hereby conveys and warrants against all who claim by, through, or under Grantor to LAST HOLDOUT PROPERTIES, LLC, a Utah limited liability company, with an address of 233 North 1250 West, Suite 202 in Centerville, Utah 84014 (“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 October 16, 2019.

GRANTOR:

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

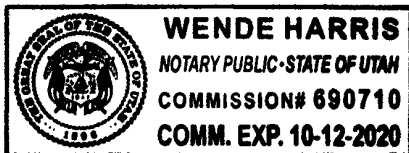
By: *Emily B Markham*
(Name: Emily B. Markham
Its: Manager

ACKNOWLEDGMENT

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

On this 16th day of October, 2019, 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.



Weende Harris
Notary Public

Exhibit "A"

(legal description of the property)

Parcel 1

(Parcel ID No. 26-25-251-006)

Beginning at a point being South 89°55'17" East 1,031.77 feet along the section line and South 1,971.96 feet from the North Quarter Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 51°05'40" West 66.19 feet;
thence South 32°59'02" West 95.34 feet;
thence South 54°49'52" West 32.30 feet;
thence South 89°56'43" West 266.40 feet;
thence North 55°38'15" East 378.21 feet;
thence South 48°58'57" East 111.34 feet to the point of beginning.

Contains 38,686 Square Feet or 0.888 Acres

Parcel 2

(A Portion of Sidwell Parcel Nos. 26-26-200-022, 26-26-200-032, 26-26-200-033, 26-26-038. 26-26-400-039, 26-26-400-040, 26-26-400-041, 26-26-400-042, 26-26-428-003)

Beginning at a point being North 89°59'00" West 28.31 feet along the section line and South 2,857.04 feet from the Northeast Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°07'34" West 38.29 feet;
thence South 84°33'45" East 10.04 feet;
thence South 00°07'34" West 41.69 feet;
thence South 45°05'48" West 66.20 feet;
thence South 89°57'52" West 38.70 feet;
thence Southwesterly 161.54 feet along the arc of a 185.00 foot radius curve to the left (center bears South 00°02'08" East and the chord bears South 64°56'59" West 156.45 feet with a central angle of 50°01'46");
thence Southwesterly 12.68 feet along the arc of a 15.00 foot radius curve to the right (center bears North 50°03'54" West and the chord bears South 64°09'35" West 12.31 feet with a central angle of 48°26'59");
thence North 3.81 feet;
thence Northwesterly 9.69 feet along the arc of a 12.70 foot radius curve to the left (center bears West and the chord bears North 21°50'54" West 9.45 feet with a central angle of 43°41'49");
thence North 19°58'12" East 97.19 feet;
thence North 30°52'06" West 20.51 feet;

thence Northwesterly 123.95 feet along the arc of a 220.00 foot radius curve to the right
 (center bears North 04°28'14" East and the chord bears North 69°23'18" West 122.32 feet with
 a central angle of 32°16'55");
 thence North 53°14'51" West 15.17 feet;
 thence Northwesterly 63.12 feet along the arc of a 100.00 foot radius curve to the left
 (center bears South 36°45'09" West and the chord bears North 71°19'45" West 62.07 feet with
 a central angle of 36°09'49");
 thence Northwesterly 57.84 feet along the arc of a 270.00 foot radius curve to the right
 (center bears North 00°35'20" East and the chord bears North 83°16'26" West 57.73 feet with a
 central angle of 12°16'28");
 thence North 77°08'12" West 48.43 feet;
 thence Northwesterly 40.10 feet along the arc of a 230.00 foot radius curve to the left
 (center bears South 12°51'48" West and the chord bears North 82°07'52" West 40.05 feet with
 a central angle of 09°59'20");
 thence North 87°07'32" West 62.59 feet;
 thence Southwesterly 62.45 feet along the arc of a 130.00 foot radius curve to the left
 (center bears South 02°52'28" West and the chord bears South 79°06'46" West 61.85 feet with
 a central angle of 27°31'24");
 thence Southwesterly 42.18 feet along the arc of a 80.00 foot radius curve to the right
 (center bears North 24°38'56" West and the chord bears South 80°27'14" West 41.69 feet with
 a central angle of 30°12'21");
 thence Southwesterly 75.97 feet along the arc of a 130.00 foot radius curve to the left
 (center bears South 05°33'25" West and the chord bears South 78°48'57" West 74.89 feet with
 a central angle of 33°28'55");
 thence Northwesterly 257.01 feet along the arc of a 173.00 foot radius curve to the right
 (center bears North 27°55'30" West and the chord bears North 75°21'57" West 234.02 feet
 with a central angle of 85°07'07");
 thence North 32°48'24" West 24.00 feet;
 thence South 00°04'11" East 172.32 feet;
 thence Northwesterly 188.74 feet along the arc of a 256.50 foot radius curve to the left
 (center bears South 66°22'49" West and the chord bears North 44°41'59" West 184.51 feet
 with a central angle of 42°09'37");
 thence North 23°56'11" East 128.74 feet;
 thence Northwesterly 128.91 feet along the arc of a 220.00 foot radius curve to the right
 (center bears North 51°43'10" East and the chord bears North 21°29'38" West 127.08 feet with
 a central angle of 33°34'24");
 thence North 04°42'26" West 122.45 feet;
 thence Northwesterly 106.73 feet along the arc of a 130.00 foot radius curve to the left
 (center bears South 85°17'34" West and the chord bears North 28°13'36" West 103.76 feet
 with a central angle of 47°02'20");
 thence North 51°44'46" West 70.28 feet;
 thence Northwesterly 41.33 feet along the arc of a 230.00 foot radius curve to the left
 (center bears South 38°15'14" West and the chord bears North 56°53'41" West 41.28 feet with
 a central angle of 10°17'49");

thence South 04°20'33" East 136.76 feet;
 thence Northwesterly 20.47 feet along the arc of a 55.00 foot radius curve to the left
 (center bears South 16°58'52" West and the chord bears North 83°40'50" West 20.35 feet with
 a central angle of 21°19'25");
 thence North 04°20'33" West 144.28 feet;
 thence Northwesterly 21.71 feet along the arc of a 230.00 foot radius curve to the left
 (center bears South 22°14'01" West and the chord bears North 70°28'13" West 21.70 feet with
 a central angle of 05°24'27");
 thence North 73°10'26" West 212.77 feet;
 thence Northwesterly 25.81 feet along the arc of a 380.00 foot radius curve to the left
 (center bears South 16°49'34" West and the chord bears North 75°07'12" West 25.81 feet with
 a central angle of 03°53'32");
 thence South 01°07'57" East 104.61 feet;
 thence Northwesterly 20.47 feet along the arc of a 55.00 foot radius curve to the left
 (center bears South 20°11'29" West and the chord bears North 80°28'14" West 20.35 feet with
 a central angle of 21°19'25");
 thence North 01°07'57" West 105.28 feet;
 thence Southwesterly 134.44 feet along the arc of a 380.00 foot radius curve to the left
 (center bears South 09°50'40" West and the chord bears South 89°42'33" West 133.74 feet
 with a central angle of 20°16'13");
 thence Northwesterly 65.30 feet along the arc of a 120.00 foot radius curve to the right
 (center bears North 10°25'34" West and the chord bears North 84°50'15" West 64.49 feet with
 a central angle of 31°10'38");
 thence Northwesterly 71.52 feet along the arc of a 350.00 foot radius curve to the left
 (center bears South 20°45'04" West and the chord bears North 75°06'11" West 71.40 feet with
 a central angle of 11°42'31");
 thence South 01°07'57" East 103.84 feet;
 thence Southwesterly 20.11 feet along the arc of a 55.00 foot radius curve to the left
 (center bears South 09°20'36" West and the chord bears South 88°52'03" West 20.00 feet with
 a central angle of 20°57'05");
 thence North 01°07'57" West 106.84 feet;
 thence Southwesterly 131.78 feet along the arc of a 350.00 foot radius curve to the left
 (center bears South 05°43'53" West and the chord bears South 84°56'42" West 131.00 feet
 with a central angle of 21°34'23");
 thence South 74°09'30" West 52.81 feet;
 thence Southwesterly 63.55 feet along the arc of a 220.00 foot radius curve to the right
 (center bears North 15°50'30" West and the chord bears South 82°26'00" West 63.33 feet with
 a central angle of 16°33'00");
 thence North 89°17'30" West 13.06 feet;
 thence South 01°07'57" East 72.66 feet;
 thence Northwesterly 20.12 feet along the arc of a 55.00 foot radius curve to the left
 (center bears South 10°36'04" West and the chord bears North 89°52'38" West 20.00 feet with
 a central angle of 20°57'23");
 thence North 01°07'57" West 72.87 feet;

thence North 89°17'30" West 127.39 feet;
 thence North 00°08'37" East 50.50 feet;
 thence South 89°51'23" East 5.00 feet;
 thence North 00°08'37" East 36.76 feet;
 thence North 51°36'42" East 8.03 feet;
 thence North 38°23'18" West 10.11 feet;
 thence North 00°08'37" East 10.32 feet;
 thence North 89°51'23" West 8.21 feet;
 thence North 38°18'44" West 10.89 feet
 thence North 00°08'37" East 12.21 feet;
 thence North 89°14'15" East 159.93 feet;
 thence North 86°27'20" East 377.08 feet;
 thence South 79°40'48" East 111.62 feet;
 thence South 87°03'11" East 99.10 feet;
 thence South 74°53'01" East 48.21 feet;
 thence South 56°29'42" East 89.86 feet;
 thence South 66°56'04" East 205.05 feet;
 thence South 58°15'23" East 62.31 feet;
 thence South 53°43'10" East 65.76 feet;
 thence South 47°59'04" East 57.24 feet;
 thence South 35°10'20" East 37.65 feet;
 thence South 26°31'29" East 56.60 feet;
 thence South 00°18'48" West 91.73 feet;
 thence Southeasterly 203.77 feet along the arc of a 350.00 foot radius curve to the left
 (center bears South 89°41'12" East and the chord bears South 16°21'56" East 200.90 feet with a
 central angle of 33°21'28");
 thence South 32°33'55" East 55.04 feet;
 thence Southeasterly 120.77 feet along the arc of a 100.00 foot radius curve to the left
 (center bears North 57°26'05" East and the chord bears South 67°09'52" East 113.57 feet with a
 central angle of 69°11'54");
 thence North 78°11'21" East 208.11 feet;
 thence South 86°05'40" East 169.60 feet;
 thence South 78°51'44" East 162.49 feet;
 thence South 75°50'35" East 174.89 feet;
 thence South 88°33'25" East 137.39 feet to the point of beginning.

Contains 305,797 Square Feet or 7.020 Acres

Teton – North Parcel

(affects Tax Parcel Nos. 26-26-100-001, 26-26-100-004, 26-26-201-002, and 26-26-252-001)
 Beginning at a point on the Southerly Right-of-Way Line of 11800 South Street, said point being
 North 89°59'04" West 1,168.83 feet along the section line and South 00°00'56" West 33.00 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°00'56" West 765.25 feet;
thence South 89°59'04" East 1,430.98 feet to the Westerly Right-of-Way Line of Mustang Trail Way, also known as 6000 West Street;
thence South 00°08'37" West 1,284.40 feet along the Westerly Right-of-Way Line of Mustang Trail Way;
thence North 89°51'23" West 55.74 feet;
thence Northwesterly 52.39 feet along the arc of a 100.00 foot radius curve to the right (center bears North 00°08'37" East and the chord bears North 74°50'53" West 51.79 feet with a central angle of 30°01'01");
thence Northwesterly 142.21 feet along the arc of a 140.00 foot radius curve to the left (center bears South 30°09'38" West and the chord bears North 88°56'20" West 136.17 feet with a central angle of 58°11'55");
thence South 58°39'28" West 35.90 feet;
thence Southwesterly 11.90 feet along the arc of a 50.00 foot radius curve to the right (center bears North 31°20'32" West and the chord bears South 65°28'35" West 11.87 feet with a central angle of 13°38'14");
thence Southwesterly 30.64 feet along the arc of a 510.00 foot radius curve to the left (center bears South 17°42'18" East and the chord bears South 70°34'25" West 30.64 feet with a central angle of 03°26'34");
thence Southwesterly 243.24 feet along the arc of a 490.00 foot radius curve to the right (center bears North 21°08'51" West and the chord bears South 83°04'25" West 240.75 feet with a central angle of 28°26'32");
thence North 82°42'19" West 126.69 feet;
thence Southwesterly 128.29 feet along the arc of a 110.00 foot radius curve to the left (center bears South 07°17'41" West and the chord bears South 63°53'03" West 121.14 feet with a central angle of 66°49'16");
thence South 30°28'25" West 46.76 feet;
thence Southwesterly 69.33 feet along the arc of a 70.00 foot radius curve to the right (center bears North 59°31'35" West and the chord bears South 58°50'52" West 66.53 feet with a central angle of 56°44'53");
thence South 87°13'18" West 33.70 feet;
thence Northwesterly 133.13 feet along the arc of a 290.00 foot radius curve to the right (center bears North 02°46'42" West and the chord bears North 79°37'39" West 131.96 feet with a central angle of 26°18'07");
thence North 66°28'35" West 43.81 feet;
thence Northwesterly 276.54 feet along the arc of a 600.00 foot radius curve to the right (center bears North 23°31'25" East and the chord bears North 53°16'22" West 274.09 feet with a central angle of 26°24'26");
thence Northwesterly 41.65 feet along the arc of a 410.00 foot radius curve to the left (center bears South 49°55'51" West and the chord bears North 42°58'47" West 41.63 feet with a central angle of 05°49'15");

thence Northwesterly 101.53 feet along the arc of a 120.00 foot radius curve to the left
 (center bears South 44°06'36" West and the chord bears North 70°07'42" West 98.53 feet with
 a central angle of 48°28'35");
 thence South 85°38'01" West 49.82 feet;
 thence Northwesterly 56.61 feet along the arc of a 70.00 foot radius curve to the right
 (center bears North 04°21'59" West and the chord bears North 71°11'55" West 55.08 feet with
 a central angle of 46°20'09");
 thence North 48°01'50" West 23.94 feet;
 thence Northwesterly 40.49 feet along the arc of a 90.00 foot radius curve to the left
 (center bears South 41°58'10" West and the chord bears North 60°55'09" West 40.15 feet with
 a central angle of 25°46'38");
 thence North 73°48'32" West 71.67 feet;
 thence Northwesterly 40.94 feet along the arc of a 155.90 foot radius curve to the left
 (center bears South 17°09'32" West and the chord bears North 80°21'50" West 40.82 feet with
 a central angle of 15°02'44");
 thence North 87°53'49" West 23.38 feet;
 thence Southwesterly 58.06 feet along the arc of a 212.00 foot radius curve to the left
 (center bears South 02°06'11" West and the chord bears South 84°15'28" West 57.88 feet with
 a central angle of 15°41'27");
 thence Northwesterly 22.72 feet along the arc of a 38.00 foot radius curve to the right
 (center bears North 13°35'15" West and the chord bears North 86°27'40" West 22.38 feet with
 a central angle of 34°15'10");
 thence North 69°20'05" West 29.78 feet;
 thence Northwesterly 31.07 feet along the arc of a 45.00 foot radius curve to the right
 (center bears North 20°39'55" East and the chord bears North 49°33'26" West 30.45 feet with a
 central angle of 39°33'19");
 thence North 29°46'46" West 50.84 feet;
 thence Northwesterly 183.34 feet along the arc of a 105.00 foot radius curve to the left
 (center bears South 60°13'14" West and the chord bears North 79°48'07" West 160.92 feet
 with a central angle of 100°02'42");
 thence South 50°10'32" West 73.38 feet;
 thence Southwesterly 280.76 feet along the arc of a 240.00 foot radius curve to the right
 (center bears North 39°49'28" West and the chord bears South 83°41'18" West 265.02 feet
 with a central angle of 67°01'32");
 thence Northwesterly 123.67 feet along the arc of a 310.00 foot radius curve to the left
 (center bears South 27°12'04" West and the chord bears North 74°13'39" West 122.85 feet
 with a central angle of 22°51'26");
 thence North 85°39'22" West 60.68 feet;
 thence Southwesterly 97.27 feet along the arc of a 250.00 foot radius curve to the left
 (center bears South 04°20'38" West and the chord bears South 83°11'49" West 96.66 feet with
 a central angle of 22°17'37");
 thence South 72°03'01" West 315.73 feet to the section line;
 thence North 00°01'02" East 1,912.81 feet along the section line to the Southerly Right-
 of-Way Line of 11800 South Street;

thence South 89°59'04" East 1,479.13 feet along the Southerly Right-of-Way Line of 11800 South Street to the point of beginning.

Contains 4,619,560 Square Feet or 106.050 Acres

Teton –South Parcel No. 1

(affects Tax Parcel Nos. 26-26-100-001, 26-26-300-016, and 26-27-100-003)

Beginning at a point being North 89°59'04" West 1,651.55 feet along the section line and South 1,996.58 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°15'02" East 1,166.65 feet;
thence North 89°44'58" East 160.71 feet;
thence Southeasterly 113.04 feet along the arc of a 566.50 foot radius curve to the right (center bears South 00°15'02" East and the chord bears South 84°32'03" East 112.85 feet with a central angle of 11°25'57");
thence South 00°15'02" East 922.66 feet;
thence South 89°59'34" West 1,090.88 feet;
thence North 00°15'02" West 829.25 feet;
thence Southwesterly 112.32 feet along the arc of a 280.00 foot radius curve to the right (center bears North 23°08'01" West and the chord bears South 78°21'29" West 111.57 feet with a central angle of 22°59'00");
thence South 89°50'59" West 155.82 feet;
thence North 00°01'04" East 763.88 feet;
thence South 89°45'14" East 80.00 feet;
thence North 00°01'02" East 434.18 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 144.00 foot radius curve to the right (center bears South 34°03'59" East and the chord bears North 83°37'55" East 133.87 feet with a central angle of 55°23'48");
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 76.74 feet to the point of beginning.

Contains 2,254,622 Square Feet or 51.759 Acres