

CTA# 143782.WHP

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

13670502
5/21/2021 12:58:00 PM \$40.00
Book - 11178 Pg - 4423-4427
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

OLYMPIA RANCH, L.L.C.
Attn: Douglas C. Young
527 East Pioneer Road, Suite 200
Draper, Utah 84020

Affects Parcel ID Nos. 26-26-326-001

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, L.L.C., 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 May 21, 2021.

GRANTOR:

BASTIAN FAMILY FOUNDATION,
a nonprofit corporation

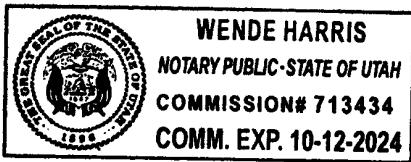
By: *Emily B. Markham*
Name: Emily B. Markham
Its: Trustee

ACKNOWLEDGMENT

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

On this 21st day of May, 2021, personally appeared before me, Emily B. Markham, 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.



Weende Harris

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