

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

13852688 B: 11285 P: 4611 Total Pages: 9  
12/21/2021 03:45 PM By: ndarmiento Fees: \$40.00  
SWD- SPECIAL WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

OLYMPIA RANCH, LLC  
Attn: Douglas C. Young  
527 East Pioneer Road, Suite 200  
Draper, Utah 84020 Taylorsville, Utah 84123

Affects Parcel ID Nos. 26-26-326-001,  
26-26-301-001, 26-26-126-042, 26-26-201-004,  
26-26-252-007, 26-26-176-010 and 26-26-252-005

### SPECIAL WARRANTY DEED

LAST HOLDOUT PROPERTIES, LLC, 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 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 six (6) 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 December 21, 2021.

GRANTOR:

LAST HOLDOUT PROPERTIES, LLC,  
a Utah limited liability company

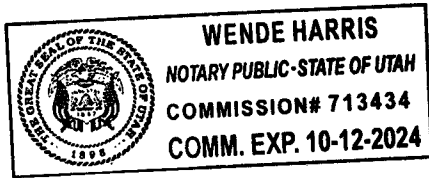
By:   
Name: Emily B. Markham  
Its: Manager

ACKNOWLEDGMENT

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

On this 21st day of December, 2021, personally appeared before me, Emily B. Markham, who by me being first duly sworn did say that she is the Manager of Last Holdout Properties, LLC, 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"

(legal description of the property)

**Last Holdout Properties, LLC Parcel – Teton Ranch Parcel No. 1  
(affects Parcel No. 26-26-326-001)**

Beginning at a point on the Westerly Right-of-Way Line of Mustang Trail Way, said point being South 89°59'00" East 258.37 feet along the section line and South 2,217.73 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 551.22 feet along said Westerly Right-of-Way Line;  
thence South 55°14'12" West 75.30 feet;  
thence South 89°58'07" West 57.09 feet;  
thence Southwesterly 49.91 feet along the arc of a 280.00 foot radius curve to the left (center bears South 00°01'53" East and the chord bears South 84°51'42" West 49.85 feet with a central angle of 10°12'49");  
thence North 20°48'31" West 297.41 feet;  
thence South 69°11'29" West 20.00 feet;  
thence South 20°48'31" East 294.42 feet;  
thence Southwesterly 123.29 feet along the arc of a 280.00 foot radius curve to the left (center bears South 14°23'02" East and the chord bears South 63°00'05" West 122.30 feet with a central angle of 25°13'46");  
thence North 38°31'54" West 116.00 feet;  
thence South 49°08'12" West 110.12 feet;  
thence Southwesterly 253.63 feet along the arc of a 380.00 foot radius curve to the right (center bears North 38°29'33" West and the chord bears South 70°37'43" West 248.95 feet with a central angle of 38°14'30");  
thence South 89°44'58" West 40.06 feet;  
thence North 87°00'39" West 53.08 feet;  
thence South 89°44'58" West 110.00 feet;  
thence South 00°15'02" East 123.00 feet;  
thence South 89°44'58" West 12.49 feet;  
thence South 00°08'37" West 29.00 feet;  
thence South 89°44'58" West 25.80 feet;  
thence South 00°15'02" East 20.00 feet;  
thence North 89°44'58" East 25.67 feet;  
thence South 00°08'37" West 116.00 feet;  
thence North 89°44'58" East 18.01 feet;  
thence South 00°08'37" West 45.63 feet;  
thence South 89°44'58" West 293.01 feet;  
thence South 00°08'37" West 822.25 feet;  
thence South 89°56'19" West 349.72 feet;

thence North 00°08'37" East 251.67 feet;  
thence Easterly 53.54 feet along the arc of a 973.50 foot radius curve to the left (center bears North 16°39'28" East and the chord bears South 74°55'04" East 53.53 feet with a central angle of 03°09'03");  
thence North 00°08'37" East 599.22 feet;  
thence South 89°44'58" West 153.78 feet;  
thence North 00°15'02" West 86.47 feet;  
thence Northwesterly 113.04 feet along the arc of a 566.50 foot radius curve to the left (center bears South 11°10'55" West and the chord bears North 84°32'03" West 112.85 feet with a central angle of 11°25'57");  
thence South 89°44'58" West 160.71 feet;  
thence North 00°15'02" West 163.49 feet;  
thence North 58°29'10" East 93.48 feet;  
thence North 89°44'58" East 134.00 feet;  
thence North 00°08'37" East 8.29 feet;  
thence North 89°44'58" East 235.01 feet;  
thence North 00°08'37" East 572.51 feet;  
thence North 80°31'50" East 242.47 feet;  
thence South 54°45'09" East 124.50 feet;  
thence Southeasterly 149.98 feet along the arc of a 200.00 foot radius curve to the left (center bears North 35°14'51" East and the chord bears South 76°14'07" East 146.49 feet with a central angle of 42°57'57");  
thence North 82°16'55" East 289.20 feet;  
thence Easterly 90.51 feet along the arc of a 271.00 foot radius curve to the left (center bears North 06°50'22" West and the chord bears North 73°35'33" East 90.09 feet with a central angle of 19°08'10");  
thence Easterly 88.43 feet along the arc of a 504.00 foot radius curve to the right (center bears South 25°58'32" East and the chord bears North 69°03'03" East 88.32 feet with a central angle of 10°03'10");  
thence North 74°04'39" East 351.93 feet;  
thence Easterly 109.31 feet along the arc of a 504.00 foot radius curve to the right (center bears South 16°31'16" East and the chord bears North 79°41'31" East 109.09 feet with a central angle of 12°25'34");  
thence North 85°54'18" East 71.20 feet to the point of beginning.

Contains 1,356,835 Square Feet or 31.149 Acres

**Last Holdout Properties, LLC Parcel – Teton Ranch Parcel No. 2  
(affects Parcel No. 26-26-326-001)**

Beginning at a point being North 89°59'04" West 2,463.54 feet along the section line and South 3,342.91 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 60.00 feet;  
thence North 89°51'23" West 165.72 feet;  
thence South 57°38'10" West 71.05 feet;  
thence North 00°01'04" East 136.36 feet;  
thence South 57°25'17" East 71.19 feet;  
thence South 89°51'23" East 165.44 feet to the point of beginning.

Contains 15,826 Square Feet or 0.363 Acres

**Last Holdout Properties, LLC Parcel No. 3  
(affects Parcel No. 26-26-301-001)**

Beginning at a point being North 89°59'04" West 2,463.54 feet along the section line and South 3,342.91 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°51'23" East 159.09 feet;  
thence North 00°08'37" East 135.44 feet;  
thence North 89°44'58" East 151.00 feet;  
thence North 00°08'37" East 23.44 feet;  
thence South 89°51'23" East 206.00 feet;  
thence North 00°08'37" East 53.37 feet;  
thence North 67°08'05" East 299.63 feet;  
thence North 58°29'10" East 27.77 feet;  
thence South 00°15'02" East 163.49 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 86.47 feet;  
thence South 89°44'58" West 14.54 feet;  
thence South 83°01'16" West 109.31 feet;  
thence South 63°46'43" West 86.94 feet;  
thence South 30°01'34" West 95.27 feet;  
thence South 68°54'07" West 239.17 feet;  
thence Southwesterly 240.98 feet along the arc of a 650.00 foot radius curve to the right  
(center bears North 21°05'53" West and the chord bears South 79°31'22" West 239.60 feet  
with a central angle of 21°14'30");  
thence North 89°51'23" West 20.44 feet;  
thence South 72°22'40" West 55.65 feet;  
thence North 89°51'23" West 148.00 feet;  
thence North 00°08'37" East 136.98 feet;  
thence North 89°51'23" West 161.67 feet;  
thence North 00°15'02" West 60.00 feet to the point of beginning.

Contains 284,814 Square Feet or 6.538 Acres

**Last Holdout Properties, LLC Parcel No. 4  
(Affects Parcel No. 26-26-126-042 and 26-26-201-004)**

Beginning at a point being North 89°59'04" West 248.03 feet along the section line and South 798.25 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 100.00 feet;

thence South 01°16'00" West 11.94 feet;

thence South 89°54'43" West 139.16 feet;

thence South 00°05'17" East 27.74 feet;

thence North 89°54'43" East 138.51 feet;

thence South 01°16'00" West 13.32 feet;

thence South 00°08'37" West 258.68 feet;

thence Southwesterly 294.76 feet along the arc of a 376.50 feet radius curve to the right (center bears North 89°51'23" West and the chord bears South 22°34'18" West 287.29 feet with a central angle of 44°51'23");

thence South 45°00'00" West 84.38 feet;

thence North 45°00'00" West 85.00 feet;

thence Northerly 23.56 feet along the arc of a 15.00 feet radius curve to the right (center bears North 45°00'00" East and the chord bears North 21.21 feet with a central angle of 90°00'00");

thence North 39°51'42" West 19.62 feet;

thence North 45°14'57" East 105.76 feet;

thence North 27°37'39" East 13.22 feet;

thence North 62°22'21" West 20.00 feet;

thence South 27°37'39" West 10.12 feet;

thence South 45°14'57" West 100.95 feet;

thence North 39°51'42" West 13.52 feet;

thence North 45°00'00" West 100.79 feet;

thence Southwesterly 22.86 feet along the arc of a 328.50 feet radius curve to the right (center bears North 48°59'12" West and the chord bears South 43°00'24" West 22.85 feet with a central angle of 03°59'12");

thence South 45°00'00" West 257.16 feet;

thence North 45°00'00" West 100.00 feet;

thence North 42°15'24" West 19.14 feet;

thence North 44°34'23" East 13.32 feet;

thence North 45°25'37" West 20.00 feet;

thence South 44°34'23" West 12.21 feet;

thence North 42°15'24" West 13.89 feet;

thence North 45°00'00" West 97.88 feet;

thence South 45°35'30" West 99.00 feet;  
thence Northwesterly 46.89 feet along the arc of a 223.50 feet radius curve to the right (center bears North 57°11'49" East and the chord bears North 26°47'32" West 46.81 feet with a central angle of 12°01'19");  
thence North 20°46'53" West 62.34 feet;  
thence Northeasterly 23.56 feet along the arc of a 15.00 feet radius curve to the right (center bears North 69°13'07" East and the chord bears North 24°13'07" East 21.21 feet with a central angle of 90°00'00");  
thence North 18°10'06" West 53.06 feet;  
thence Northwesterly 22.28 feet along the arc of a 15.00 feet radius curve to the right (center bears North 20°46'53" West and the chord bears North 68°14'05" West 20.29 feet with a central angle of 85°05'35");  
thence Northwesterly 73.47 feet along the arc of a 280.00 feet radius curve to the left (center bears South 64°18'43" West and the chord bears North 33°12'18" West 73.26 feet with a central angle of 15°02'01");  
thence North 45°00'00" East 100.78 feet;  
thence North 45°00'00" West 218.99 feet;  
thence North 19°58'45" East 178.03 feet;  
thence South 89°59'04" East 914.02 feet to the point of beginning.

Contains 552,673 Square Feet or 12.688 Acres

**Last Holdout Properties, LLC Parcel No. 5  
(Affects Parcel No. 26-26-252-007)**

Beginning at a point on the Westerly Right-of-Way Line of Mustang Trail Way, said point being South 89°59'00" East 259.50 feet along the section line and South 1,768.24 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 165.16 feet along the Westerly Right-of-Way Line of said Mustang Trail Way;  
thence North 89°55'03" West 121.00 feet;  
thence Southwesterly 5.48 feet along the arc of a 55.00 foot radius curve to the right (center bears North 47°05'39" West and the chord bears South 45°45'43" West 5.48 feet with a central angle of 05°42'42");  
thence North 30°37'21" West 41.62 feet;  
thence North 03°52'40" East 158.36 feet;  
thence East 110.89 feet;  
thence South 44°55'41" East 35.31 feet to the point of beginning.

Contains 26,368 Square Feet or 0.605 Acres

**Last Holdout Properties, LLC Parcel No. 6  
(Affects Parcel No. 26-26-176-010 and 26-26-252-005)**

Beginning at a point on the Southerly Right-of-Way Line of Teton Village Drive, said point being South 89°59'00" East 98.61 feet along the section line and South 1,743.29 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 03°52'40" West 155.60 feet;

thence South 30°37'21" East 8.83 feet;

thence South 03°52'40" West 14.73 feet;

thence South 66°17'13" West 11.69 feet;

thence South 23°42'47" East 20.00 feet;

thence North 66°17'13" East 22.52 feet;

thence South 30°37'21" East 14.63 feet;

thence Southwesterly 13.41 feet along the arc of a 55.00 foot radius curve to the right (center bears North 20°25'50" West and the chord bears South 76°33'19" West 13.38 feet with a central angle of 13°58'19");

thence Southwesterly 8.45 feet along the arc of a 15.00 foot radius curve to the left (center bears South 06°27'31" East and the chord bears South 67°23'55" West 8.34 feet with a central angle of 32°17'07");

thence Southwesterly 101.66 feet along the arc of a 176.50 foot radius curve to the right (center bears North 38°44'38" West and the chord bears South 67°45'23" West 100.26 feet with a central angle of 33°00'02");

thence South 00°08'37" West 83.10 feet;

thence South 58°39'28" West 20.04 feet;

thence Southwesterly 27.48 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 74°24'03" West 27.13 feet with a central angle of 31°29'09");

thence North 89°51'23" West 183.94 feet;

thence Southwesterly 120.48 feet along the arc of a 223.50 foot radius curve to the left (center bears South 00°08'37" West and the chord bears South 74°42'04" West 119.02 feet with a central angle of 30°53'07");

thence North 82°42'19" West 12.69 feet;

thence North 30°48'25" West 92.03 feet;

thence Southwesterly 17.25 feet along the arc of a 323.50 foot radius curve to the left (center bears South 32°31'48" East and the chord bears South 55°56'33" West 17.24 feet with a central angle of 03°03'16");

thence Southwesterly 160.25 feet along the arc of a 393.00 foot radius curve to the right (center bears North 35°35'05" West and the chord bears South 66°05'48" West 159.14 feet with a central angle of 23°21'46");

thence North 21°17'23" East 208.59 feet;

thence North 56°10'58" East 40.25 feet;



thence Northeasterly 225.12 feet along the arc of a 400.00 foot radius curve to the right (center bears South 32°06'11" East and the chord bears North 74°01'13" East 222.16 feet with a central angle of 32°14'48");

thence South 89°51'23" East 189.76 feet;

thence North 00°08'37" East 96.36 feet;

thence Easterly 14.13 feet along the arc of a 500.00 foot radius curve to the left (center bears North 01°37'08" East and the chord bears South 89°11'26" East 14.13 feet with a central angle of 01°37'08");

thence East 129.93 feet to the point of beginning.

Contains 147,693 Square Feet or 3.391 Acres