

CTIA# 153571-WTHP

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

13867672 B: 11293 P: 4722 Total Pages: 3  
01/11/2022 04:36 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

UTAH STATE UNIVERSITY  
1465 Old Main Hill  
Logan, Utah 84322-1465  
Attn: General Counsel

Affects Parcel ID Nos. 26-32-400-001,  
26-32-400-002 and 26-33-301-002

**SPECIAL WARRANTY DEED**

LAST HOLDOUT

~~LAST HOLDOUT~~ PROPERTIES, LLC, 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, to UTAH STATE UNIVERSITY, a body corporate and politic of the State of Utah, with an address of 3500 Old Main Hill in Logan, Utah 84322-3500 ("*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 portions of three (3) parcels, being more particularly described in Exhibit "1" 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 January 11, 2022.

GRANTOR:

**LAST HOLDOUT PROPERTIES, LLC,**  
a Utah limited liability company

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

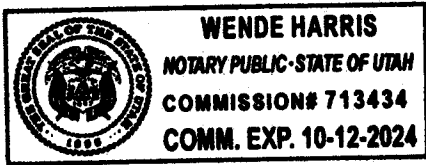
ACKNOWLEDGMENT

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

On this 11<sup>th</sup> day of January, 2022, 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 company and that said company executed the same.

WITNESS my hand and official Seal.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT 1**  
**to the Special Warranty Deed**  
**(legal description of the property)**

A parcel of land, situate in the Southeast quarter of Section 32 and the Southwest quarter of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°29'26" West 2,641.30 feet along the 1/16 section line to the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 32; thence North 00°09'01" East 149.81 feet along the 1/16 section line to the Southwesterly corner of the Questar Gas parcel (Tax Parcel No. 26-32-400-003); thence Easterly, Northerly and Westerly along the boundary line of said parcel the following four (4) courses: (1) North 86°15'53" East 292.00 feet; (2) South 88°11'07" East 207.61 feet; (3) North 00°09'01" East 185.12 feet; and (4) South 86°15'53" West 500.00 feet to said 1/16 section line; thence North 00°09'01" East 325.07 feet along said 1/16 section line; thence Northeasterly 81.10 feet along the arc of a 348.31 foot radius curve to the left (center bears North 04°30'53" East and the chord bears North 87°50'42" East 80.91 feet with a central angle of 13°20'24"); thence North 81°10'30" East 952.86 feet; thence Southeasterly 331.69 feet along the arc of a 650.00 foot radius curve to the right (center bears South 08°49'30" East and the chord bears South 84°12'23" East 328.10 feet with a central angle of 29°14'15"); thence South 69°35'15" East 804.23 feet; thence Southeasterly 947.96 feet along the arc of a 1,975.00 foot radius curve to the left (center bears North 20°24'45" East and the chord bears South 83°20'16" East 938.88 feet with a central angle of 27°30'03"); thence North 82°54'43" East 572.84 feet; thence Northeasterly 361.76 feet along the arc of a 1,660.00 foot radius curve to the right (center bears South 07°05'17" East and the chord bears North 89°09'18" East 361.05 feet with a central angle of 12°29'11") to the 1/16 section line; thence South 00°20'42" East 474.37 feet along the 1/16 section line to the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 33, monumented with a rebar and cap stamped "5251295"; thence North 89°38'31" West 1,327.97 feet along the 1/16 section line to the point of beginning.

Tax Id No.: 26-32-400-001, 26-32-400-002 and 26-33-301-002