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ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.

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

FORT HERRIMAN CROSSING, L.L.C.
Attn: Douglas C. Young
6150 South Redwood Road, Suite 150
Taylorsville, Utah 84123

CTIA#106866-WHP

Affects Parcel ID Nos. 26-25-251-002
26-26-428-003, 26-26-200-022, 26-26-200-033
26-26-401-005, 26-26-428-003, 26-26-428-004

SPECIAL WARRANTY DEED

THE LAST HOLDOUT, L.L.C., a Utah limited liability company, with an address of 7677 South Lincoln Street, Midvale, Utah 84047 ("Grantor") hereby conveys and warrants against all who claim by, through, or under Grantor to FORT HERRIMAN CROSSING, L.L.C., a Utah limited liability company, with an address of 6150 South Redwood Road, Suite 150, Taylorsville, Utah 84123 ("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 three (3) 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 September 28, 2018.

GRANTOR:

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

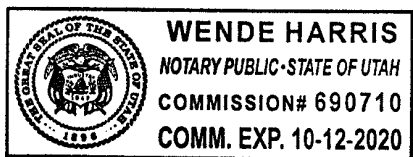
By: 
Name: Emily B. Markham
Its: Manager

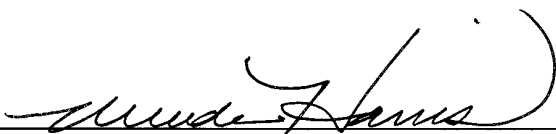
ACKNOWLEDGMENT

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

On this 28th day of September, 2018, 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.





Notary Public

Exhibit "A"

(legal description of the property)

Last Holdout – Deed to Fort Herriman (Portion of Parcel ID No. 26-25-251-002)

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 48°58'57" East 25.44 feet;
thence North 41°31'23" East 16.83 feet;
thence South 37°11'20" East 170.46 feet;
thence South 89°56'43" West 263.20 feet;
thence North 54°49'52" East 32.30 feet;
thence North 32°59'02" East 95.34 feet;
thence North 51°05'40" East 66.19 feet to the point of beginning.

Contains 20,400 Square Feet or 0.468 Acres

Big Bend Park – Fort Herriman Parcel 1 (A Portion of Sidwell Parcel No. 26-26-428-003)

Beginning at a point being North 89°59'00" West 265.67 feet along the section line and South 3,079.93 feet from the Northeast Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Southwesterly 73.96 feet along the arc of a 185.00 foot radius curve to the left (center bears South 60°56'15" East and the chord bears South 17°36'36" West 73.47 feet with a central angle of 22°54'18");
thence South 89°57'51" West 96.00 feet;
thence North 70.01 feet;
thence North 89°57'52" East 118.23 feet to the point of beginning.

Contains 7,318 Square Feet or 0.168 Acres

Big Bend Park – Fort Herriman Parcel 2 (A Portion of Sidwell Parcel No. 26-26-200-022, 26-26-200-033, 26-26-401-005, 26-26-428-003, 26-26-428-004)

Beginning at a point being North 89°59'00" West 227.22 feet along the section line and South 2,952.47 feet from the Northeast Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 19°58'12" West 97.19 feet;
thence Northwesterly 10.27 feet along the arc of a 12.70 foot radius curve to the left (center bears South 46°18'11" West and the chord bears North 66°51'59" West 9.99 feet with a central angle of 46°20'20");

thence South 89°57'52" West 134.02 feet;
 thence South 00°07'34" West 105.59 feet;
 thence South 89°57'52" West 504.00 feet;
 thence North 00°07'34" East 97.00 feet;
 thence Northwesterly 88.88 feet along the arc of a 330.00 foot radius curve to the right (center bears North 02°10'44" West and the chord bears North 84°27'49" West 88.61 feet with a central angle of 15°25'51");
 thence Southwesterly 18.76 feet along the arc of a 12.80 foot radius curve to the left (center bears South 13°15'07" West and the chord bears South 61°15'34" West 17.13 feet with a central angle of 83°59'05");
 thence Southwesterly 55.73 feet along the arc of a 322.50 foot radius curve to the left (center bears South 70°43'58" East and the chord bears South 14°19'00" West 55.66 feet with a central angle of 09°54'05");
 thence North 89°57'57" East 96.67 feet;
 thence South 00°02'03" East 355.00 feet;
 thence South 89°57'57" West 90.16 feet;
 thence Southeasterly 8.92 feet along the arc of a 250.00 foot radius curve to the right (center bears South 87°55'14" West and the chord bears South 01°03'25" East 8.92 feet with a central angle of 02°02'43");
 thence South 89°58'28" West 443.25 feet;
 thence South 00°01'46" West 88.60 feet;
 thence South 89°57'57" West 841.25 feet;
 thence North 00°08'37" East 1,322.47 feet;
 thence South 89°17'30" East 127.39 feet;
 thence South 01°07'57" East 72.87 feet;
 thence Southeasterly 20.12 feet along the arc of a 55.00 foot radius curve to the right (center bears South 10°21'19" East and the chord bears South 89°52'38" East 20.00 feet with a central angle of 20°57'23");
 thence North 01°07'57" West 72.66 feet;
 thence South 89°17'30" East 13.06 feet;
 thence Northeasterly 63.55 feet along the arc of a 220.00 foot radius curve to the left (center bears North 00°42'30" East and the chord bears North 82°26'00" East 63.33 feet with a central angle of 16°33'00");
 thence North 74°09'30" East 52.81 feet;
 thence Northeasterly 131.78 feet along the arc of a 350.00 foot radius curve to the right (center bears South 15°50'30" East and the chord bears North 84°56'42" East 131.00 feet with a central angle of 21°34'23");
 thence South 01°07'57" East 106.84 feet;
 thence Northeasterly 20.11 feet along the arc of a 55.00 foot radius curve to the right (center bears South 11°36'29" East and the chord bears North 88°52'03" East 20.00 feet with a central angle of 20°57'05");
 thence North 01°07'57" West 103.84 feet;
 thence Southeasterly 71.52 feet along the arc of a 350.00 foot radius curve to the right (center bears South 09°02'33" West and the chord bears South 75°06'11" East 71.40 feet with a central angle of 11°42'31");
 thence Southeasterly 65.30 feet along the arc of a 120.00 foot radius curve to the left (center bears North 20°45'04" East and the chord bears South 84°50'15" East 64.49 feet with a central angle of 31°10'38");

thence Northeasterly 134.44 feet along the arc of a 380.00 foot radius curve to the right (center bears South 10°25'34" East and the chord bears North 89°42'33" East 133.74 feet with a central angle of 20°16'13");
 thence South 01°07'57" East 105.28 feet;
 thence Southeasterly 20.47 feet along the arc of a 55.00 foot radius curve to the right (center bears South 01°07'57" East and the chord bears South 80°28'14" East 20.35 feet with a central angle of 21°19'25");
 thence North 01°07'57" West 104.61 feet;
 thence Southeasterly 25.81 feet along the arc of a 380.00 foot radius curve to the right (center bears South 12°56'01" West and the chord bears South 75°07'12" East 25.81 feet with a central angle of 03°53'32");
 thence South 73°10'26" East 212.77 feet;
 thence Southeasterly 21.71 feet along the arc of a 230.00 foot radius curve to the right (center bears South 16°49'34" West and the chord bears South 70°28'13" East 21.70 feet with a central angle of 05°24'27");
 thence South 04°20'33" East 144.28 feet;
 thence Southeasterly 20.47 feet along the arc of a 55.00 foot radius curve to the right (center bears South 04°20'33" East and the chord bears South 83°40'50" East 20.35 feet with a central angle of 21°19'25");
 thence North 04°20'33" West 136.76 feet;
 thence Southeasterly 41.33 feet along the arc of a 230.00 foot radius curve to the right (center bears South 27°57'25" West and the chord bears South 56°53'41" East 41.28 feet with a central angle of 10°17'49");
 thence South 51°44'46" East 70.28 feet;
 thence Southeasterly 106.73 feet along the arc of a 130.00 foot radius curve to the right (center bears South 38°15'14" West and the chord bears South 28°13'36" East 103.76 feet with a central angle of 47°02'20");
 thence South 04°42'26" East 122.45 feet;
 thence Southeasterly 128.91 feet along the arc of a 220.00 foot radius curve to the left (center bears North 85°17'34" East and the chord bears South 21°29'38" East 127.08 feet with a central angle of 33°34'24");
 thence South 23°56'11" West 128.74 feet;
 thence Southeasterly 188.74 feet along the arc of a 256.50 foot radius curve to the right (center bears South 24°13'12" West and the chord bears South 44°41'59" East 184.51 feet with a central angle of 42°09'37");
 thence North 00°04'11" West 172.32 feet;
 thence South 32°48'24" East 24.00 feet;
 thence Southeasterly 257.01 feet along the arc of a 173.00 foot radius curve to the left (center bears North 57°11'36" East and the chord bears South 75°21'57" East 234.02 feet with a central angle of 85°07'07");
 thence Northeasterly 75.97 feet along the arc of a 130.00 foot radius curve to the right (center bears South 27°55'30" East and the chord bears North 78°48'57" East 74.89 feet with a central angle of 33°28'55");
 thence Northeasterly 42.18 feet along the arc of a 80.00 foot radius curve to the left (center bears North 05°33'25" East and the chord bears North 80°27'14" East 41.69 feet with a central angle of 30°12'21");

thence Northeasterly 62.45 feet along the arc of a 130.00 foot radius curve to the right (center bears South 24°38'56" East and the chord bears North 79°06'46" East 61.85 feet with a central angle of 27°31'24");

thence South 87°07'32" East 62.59 feet;

thence Southeasterly 40.10 feet along the arc of a 230.00 foot radius curve to the right (center bears South 02°52'28" West and the chord bears South 82°07'52" East 40.05 feet with a central angle of 09°59'20");

thence South 77°08'12" East 48.43 feet;

thence Southeasterly 57.84 feet along the arc of a 270.00 foot radius curve to the left (center bears North 12°51'48" East and the chord bears South 83°16'26" East 57.73 feet with a central angle of 12°16'28");

thence Southeasterly 63.12 feet along the arc of a 100.00 foot radius curve to the right (center bears South 00°35'20" West and the chord bears South 71°19'45" East 62.07 feet with a central angle of 36°09'49");

thence South 53°14'51" East 15.17 feet;

thence Southeasterly 123.95 feet along the arc of a 220.00 foot radius curve to the left (center bears North 36°45'09" East and the chord bears South 69°23'18" East 122.32 feet with a central angle of 32°16'55");

thence South 30°52'06" East 20.51 feet to the point of beginning.

Contains 1,751,591 Square Feet or 40.211 Acres