

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

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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

BASTIAN FAMILY FOUNDATION
Attn: Jacob Anderson
233 North 1250 West, Suite 202
Centerville, Utah 84014

Affects Parcel ID Nos. 26-26-126-010,
26-26-151-008, 26-26-301-001 and 26-26-151-002

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 BASTIAN FAMILY FOUNDATION, a nonprofit corporation, with an address of 233 North 1250 West, Suite 202 in Centerville, Utah ("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 December 21, 2021.

GRANTOR:

LAST HOLDOUT PROPERTIES, LLC,
a Utah limited liability company

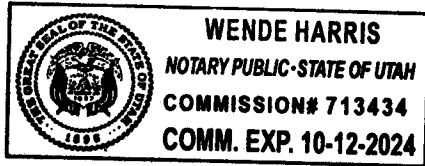
By: 
Name: Emily B. Markham
Its: Manager

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.



Wende Harris

Notary Public

Exhibit "A"

(legal description of the property)

Last Holdout Properties, LLC – Parcel No. 3

(affects Parcel No. 26-26-126-010)

Beginning at a point being North 89°59'04" West 1,323.94 feet along the section line and South 1,257.70 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 45°32'13" East 103.00 feet;

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

thence South 45°00'00" East 47.07 feet;

thence Southeasterly 73.87 feet along the arc of a 220.00 foot radius curve to the right (center bears South 45°00'00" West and the chord bears South 35°22'50" East 73.52 feet with a central angle of 19°14'19");

thence South 25°45'41" East 28.14 feet;

thence Southeasterly 43.46 feet along the arc of a 500.00 foot radius curve to the right (center bears South 64°14'19" West and the chord bears South 23°16'17" East 43.45 feet with a central angle of 04°58'48");

thence South 20°46'53" East 55.11 feet;

thence South 67°41'42" West 118.40 feet;

thence South 04°22'58" West 521.26 feet;

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°55'11" West 40.15 feet with a central angle of 25°46'42");

thence North 73°48'32" West 17.95 feet;

thence North 00°00'07" West 662.00 feet to the point of beginning.

Contains 85,603 Square Feet or 1.965 Acres

Last Holdout Properties, LLC – Parcel No. 4

(affects Parcel No. 26-26-151-008)

Beginning at a point being North 89°59'04" West 1,323.94 feet along the section line and South 1,257.70 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°00'07" East 662.00 feet;

thence North 73°48'32" West 53.72 feet;

thence Northwesterly 40.99 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°22'27" West 40.88 feet with a central angle of 15°03'57");
thence North 87°53'49" West 23.32 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 124.74 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 63°48'46" West 117.53 feet with a central angle of 68°04'00");
thence North 35°28'41" West 107.39 feet;
thence Northeasterly 16.99 feet along the arc of a 326.50 foot radius curve to the left (center bears North 42°01'08" West and the chord bears North 46°29'26" East 16.99 feet with a central angle of 02°58'52");
thence Northeasterly 12.91 feet along the arc of a 150.00 foot radius curve to the right (center bears South 45°00'00" East and the chord bears North 47°27'53" East 12.90 feet with a central angle of 04°55'46");
thence North 45°32'13" East 584.79 feet to the point of beginning.

Contains 163,891 Square Feet or 3.762 Acres

**Last Holdout Properties, LLC – Parcel No. 5
(affects Parcel No. 26-26-301-001)**

Beginning at a point being North 89°59'04" West 1,648.73 feet along the section line and South 2,640.92 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°59'28" West 1,000.03 feet;
thence North 00°01'02" East 548.75 feet;
thence North 79°49'24" East 84.34 feet;
thence Northeasterly 42.72 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 74°50'55" East 42.67 feet with a central angle of 09°56'59");
thence South 05°42'28" East 240.99 feet;
thence North 86°30'38" East 267.58 feet;

thence North 00°15'02" West 304.94 feet;
thence South 68°40'10" East 33.19 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;
thence South 00°15'02" East 644.34 feet to the point of beginning.

Contains 546,152 Square Feet or 12.538 Acres

**Last Holdout Properties, LLC – Parcel No. 6
(affects Parcel No. 26-26-151-002)**

Beginning at a point being North 89°59'04" West 1,648.73 feet along the section line and South
2,640.92 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 358.82 feet;
thence South 58°29'10" West 27.77 feet;
thence South 67°08'05" West 299.63 feet;
thence South 00°08'37" West 53.37 feet;
thence North 89°51'23" West 206.00 feet;
thence South 00°08'37" West 23.44 feet;
thence South 89°44'58" West 151.00 feet;
thence South 00°08'37" West 135.44 feet;
thence North 89°51'23" West 159.09 feet;
thence North 00°15'02" West 75.87 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 107.38 feet;
thence North 00°03'49" West 648.85 feet;
thence South 89°42'49" East 32.48 feet;
thence East 1,000.03 feet to the point of beginning.

Contains 577,015 Square Feet or 13.246 Acres