

WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:

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

13828696
11/19/2021 2:10:00 PM \$40.00
Book - 11271 Pg - 6564-6570
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 7 P.

Affects Parcel ID Nos. 26-26-126-042,
26-26-201-004, 26-26-176-010, 26-26-126-009,
26-26-126-010 and 26-26-151-008

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, L.L.C., a Utah limited liability company, with an address of 527 East Pioneer Road Suite 200 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 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 (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 or 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 November 19, 2021.

GRANTOR:

LAST HOLDOUT PROPERTIES, LLC,
a Utah limited liability company

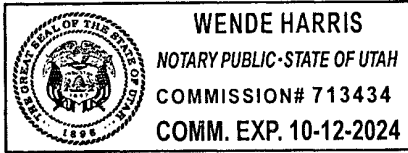
By: 
Name: Emily B. Markham
Its: Manager

ACKNOWLEDGMENT

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

On this 19th day of November, 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"
Trade Property
Legal Description

Parcel No. 1

(affects Tax Parcel Nos. 26-26-126-042 and 26-26-201-004)

Beginning at a point being on the Westerly Right-of-Way Line of Mustang Trail Way, said point being South 89°59'00" East 261.93 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 414.15 feet along said Westerly Right-of-Way Line;
thence North 89°59'04" West 105.00 feet;
thence North 00°08'37" East 21.15 feet;
thence North 89°59'04" West 20.17 feet;
thence North 00°23'48" East 274.02 feet;
thence South 89°54'43" West 20.17 feet;
thence South 00°22'52" West 273.99 feet;
thence North 89°59'04" West 112.74 feet;
thence South 00°08'37" West 230.00 feet;
thence North 61°22'47" West 122.09 feet;
thence North 74°44'08" West 20.91 feet;
thence North 21°21'59" East 22.44 feet;
thence North 00°11'49" East 13.74 feet;
thence North 89°48'11" West 20.00 feet;
thence South 00°11'49" West 10.00 feet;
thence South 21°21'59" West 20.84 feet;
thence North 74°44'08" West 12.07 feet;
thence North 73°26'45" West 114.43 feet;
thence Northeasterly 107.84 feet along the arc of a 376.50 foot radius curve to the left (center bears North 73°26'45" West and the chord bears North 08°20'56" East 107.47 feet with a central angle of 16°24'38");
thence North 00°08'37" East 258.68 feet;
thence North 01°16'00" East 13.32 feet;
thence South 89°54'43" West 138.51 feet;
thence North 00°05'17" West 27.74 feet;
thence North 89°54'43" East 139.16 feet;
thence North 01°16'00" East 11.94 feet;
thence North 00°08'37" East 100.00 feet;
thence South 89°59'04" East 509.96 feet to the point of beginning.

Contains 244,690 Square Feet or 5.617 Acres

Parcel No. 2

(affects Tax Parcel Nos. 26-26-176-010)

Beginning at the Southwest Corner of Lot 120 of Teton Village Phase 1 Subdivision, recorded April 30, 2021 in Book 2021P at Page 105 in the Office of the Salt Lake County Recorder, said point being North 89°59'04" West 1,020.16 feet along the section line and South 1,765.71 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along the southerly boundary line of said Teton Village Phase 1 Subdivision the following three (3) courses:

- (1) South 65°25'27" East 98.00 feet;
- (2) South 23°46'02" West 20.80 feet;
- (3) South 67°37'13" East 13.65 feet;

thence South 18°47'59" West 86.15 feet;

thence South 71°12'01" East 20.00 feet;

thence North 18°47'59" East 84.90 feet to said southerly boundary line;

thence along the southerly boundary line of said Teton Village Phase 1 Subdivision the following seven (7) courses:

- (1) South 67°37'13" East 19.32 feet;

- (2) South 51°38'03" East 109.71 feet;

(3) Northeasterly 240.63 feet along the arc of a 276.50 foot radius curve to the right (center bears South 74°39'06" East and the chord bears North 40°16'47" East 233.11 feet with a central angle of 49°51'45");

(4) Northeasterly 132.81 feet along the arc of a 376.50 foot radius curve to the left (center bears North 24°47'21" West and the chord bears North 55°06'19" East 132.12 feet with a central angle of 20°12'39");

- (5) North 45°00'00" East 22.17 feet;

- (6) South 45°00'00" East 100.00 feet;

- (7) South 53°04'52" East 11.83 feet;

thence South 46°03'07" West 96.37 feet;

thence South 59°38'12" West 10.07 feet;

thence South 30°21'48" East 20.00 feet;

thence North 59°38'12" East 12.45 feet;

thence North 46°03'07" East 101.96 feet to said southerly boundary line;

thence along the southerly boundary line of said Teton Village Phase 1 Subdivision the following two (2) courses:

- (1) South 53°04'52" East 21.44 feet;

- (2) South 45°00'00" East 141.12 feet;

thence Southwesterly 143.68 feet along the arc of a 400.00 foot radius curve to the left (center bears South 11°31'22" East and the chord bears South 68°11'14" West 142.91 feet with a central angle of 20°34'49");

thence South 56°10'58" West 40.25 feet;

thence South 21°17'23" West 208.59 feet;

thence South 12°13'18" East 76.84 feet;

thence South 30°28'25" West 17.24 feet;
thence Southwesterly 69.33 feet along the arc of a 70.00 foot radius curve to the right (center bears North 59°31'35" West and the chord bears South 58°50'52" West 66.53 feet with a central angle of 56°44'53");
thence South 87°13'18" West 33.70 feet;
thence Northwesterly 133.13 feet along the arc of a 290.00 foot radius curve to the right (center bears North 02°46'42" West and the chord bears North 79°37'39" West 131.96 feet with a central angle of 26°18'07");
thence North 66°28'35" West 43.81 feet;
thence Northwesterly 276.54 feet along the arc of a 600.00 foot radius curve to the right (center bears North 23°31'25" East and the chord bears North 53°16'22" West 274.09 feet with a central angle of 26°24'26");
thence Northwesterly 41.65 feet along the arc of a 410.00 foot radius curve to the left (center bears South 49°55'51" West and the chord bears North 42°58'47" West 41.63 feet with a central angle of 05°49'15");
thence Northwesterly 16.05 feet along the arc of a 120.00 foot radius curve to the left (center bears South 44°06'36" West and the chord bears North 49°43'16" West 16.04 feet with a central angle of 07°39'45");
thence North 11°41'27" West 37.50 feet;
thence North 13°54'48" East 150.09 feet;
thence North 24°59'19" East 54.19 feet to the point of beginning.

Contains 233,958 Square Feet or 5.371 Acres

Parcel No. 3

(affects Tax Parcel Nos. 26-26-126-009, 26-26-126-010, and 26-26-151-008)

Beginning at the Southeast Corner of Lot 218 of Jackson Phase 2 Subdivision, recorded April 15, 2021 in Book 2021P at Page 91 in the Office of the Salt Lake County Recorder, said point also being on the Southerly Right-of-Way Line of Teton Park Drive, said point being North 89°59'04" West 1,352.96 feet along the section line and South 1,061.82 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said Southerly Right-of-Way Line the following three (3) courses:
(1) South 45°00'00" East 85.00 feet;
(2) Southerly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 45°00'00" West and the chord bears South 21.21 feet with a central angle of 90°00'00");
(3) South 45°00'00" East 17.28 feet;
thence South 45°17'33" West 351.57 feet;
thence South 44°42'27" East 20.00 feet;
thence North 45°17'33" East 351.67 feet to said Southerly Right-of-Way Line;
thence South 45°00'00" East 22.72 feet said Southerly Right-of-Way Line;
thence South 45°32'13" West 687.79 feet;

thence Southwesterly 12.91 feet along the arc of a 150.00 foot radius curve to the left (center bears South 40°04'14" East and the chord bears South 47°27'53" West 12.90 feet with a central angle of 04°55'46");

thence Southwesterly 16.99 feet along the arc of a 326.50 foot radius curve to the right (center bears North 45°00'00" West and the chord bears South 46°29'26" West 16.99 feet with a central angle of 02°58'52");

thence South 35°28'41" East 107.39 feet;

thence Southwesterly 58.60 feet along the arc of a 105.00 foot radius curve to the left (center bears South 07°50'46" East and the chord bears South 66°09'53" West 57.85 feet with a central angle of 31°58'42");

thence South 50°10'32" West 36.34 feet;

thence Southwesterly 323.57 feet along the arc of a 426.50 foot radius curve to the right (center bears North 27°58'27" West and the chord bears South 83°45'35" West 315.86 feet with a central angle of 43°28'03");

thence Northwesterly 77.84 feet along the arc of a 400.00 foot radius curve to the left (center bears South 15°29'36" West and the chord bears North 80°04'53" West 77.72 feet with a central angle of 11°08'59");

thence North 85°39'22" West 43.20 feet;

thence North 04°20'38" East 100.00 feet;

thence North 00°59'46" West 53.23 feet;

thence North 00°01'53" East 85.74 feet;

thence North 89°59'52" East 31.87 feet;

thence North 00°01'53" East 364.00 feet to the Southwest Corner of Lot 231 of said Jackson Phase 2 Subdivision;

thence along the southerly boundary line of said Jackson Phase 2 Subdivision the following two (2) courses:

(1) North 89°59'52" East 100.00 feet;

(2) North 87°55'53" East 14.01 feet;

thence South 00°01'53" West 250.65 feet;

thence South 89°58'07" East 20.00 feet;

thence North 00°01'53" East 251.39 feet to said southerly boundary line;

thence along said southerly boundary line the following five (5) courses:

(1) North 87°55'53" East 19.01 feet;

(2) East 139.62 feet;

(3) North 45°00'00" East 187.42 feet;

(4) South 45°00'00" East 100.00 feet;

(5) South 32°59'27" East 14.31 feet;

thence South 45°00'00" West 264.45 feet;

thence South 57°21'36" West 100.43 feet;

thence South 32°38'24" East 20.00 feet;

thence North 57°21'36" East 102.60 feet;

thence North 45°00'00" East 262.36 feet to said southerly boundary line;

thence along said southerly boundary line the following three (3) courses:

(1) South 32°59'27" East 19.43 feet;

(2) South 45°00'00" East 100.00 feet;

(3) North 45°00'00" East 321.66 feet to the point of beginning.

Contains 392,552 Square Feet or 9.012 Acres