

LAST HOLDOUT PROPERTIES, LLC  
Attn: Jacob Andersen  
233 North 1250 West, Suite 202  
Centerville, Utah 84014

13830062  
11/22/2021 1:46:00 PM \$40.00  
Book - 11272 Pg - 4186-4188  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Affects Parcel ID Nos. 32-09-200-018,  
32-09-200-013, 32-09-200-015

### SPECIAL WARRANTY DEED

OLYMPIA RANCH, LLC, a Utah limited liability company, with an address of 527 East Pioneer Road Suite 200 Draper Utah 84020 ("Grantor") hereby conveys and warrants against all who claim by, through, or under Grantor to LAST HOLDOUT PROPERTIES, LLC, a Utah limited liability company, with an address of 233 North 1250 West, Suite 202 in Centerville, Utah 84014 ("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 one (1) parcel, 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 22, 2021.

GRANTOR:

OLYMPIA RANCH, LLC,  
a Utah limited liability company

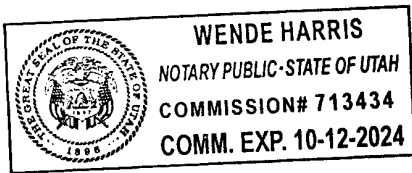
By:   
Name: J. Ryan Button  
Its: Manager

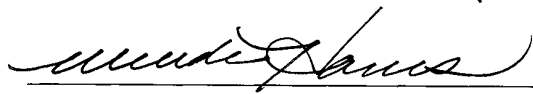
ACKNOWLEDGMENT

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

On this 22nd day of November, 2021, personally appeared before me, J. Ryan Button, who by me being first duly sworn did say that he is the Manager of Olympia Ranch, LLC, a Utah limited liability company, and acknowledged to me that he 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"**  
**School Property**  
Legal Description

**Rose Canyon – 20 Acre Parcel**

**(Affects Parcel No. 32-09-200-018, 32-09-200-013, and 32-09-200-015)**

Beginning at a point being South 1,917.50 feet along the section line from the Northeast corner of Section 9, Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running

thence South 467.20 feet along the section line;  
thence South 89°59'58" West 372.10 feet;  
thence North 41°59'59" East 0.65 feet;  
thence North 79°13'28" West 512.13 feet;  
thence South 41°59'59" West 488.29 feet;  
thence North 77°54'42" West 408.48 feet;  
thence North 12°05'09" East 154.96 feet;  
thence Northeasterly 175.01 feet along the arc of a 1,500.00 foot radius curve to the right  
(center bears South 77°50'03" East and the chord bears North 15°30'30" East 174.91 feet with a central  
angle of 06°41'05");  
thence North 18°49'00" East 429.27 feet;  
thence Northeasterly 89.32 feet along the arc of a 540.00 foot radius curve to the left (center  
bears North 71°10'59" West and the chord bears North 14°04'42" East 89.22 feet with a central angle of  
09°28'38");  
thence South 80°39'38" East 1,004.86 feet;  
thence South 89°45'32" East 370.01 feet to the point of beginning.

Contains 871,200 Square Feet or 20.000 Acres