

CTIA # 146946-WHP

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

JORDAN SCHOOL DISTRICT  
ATTN: AUXILIARY SERVICES  
7905 SOUTH REDWOOD ROAD  
WEST JORDAN, UTAH 84084

**14061699 B: 11395 P: 6679 Total Pages: 3**  
**01/12/2023 10:54 AM By: aallen Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Affects Parcel ID Nos. 26-32-200-008 and 26-33-100-001

### **SPECIAL WARRANTY DEED**

THE LAST HOLDOUT, L.L.C. ("Last Holdout"), having 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 THE BOARD OF EDUCATION OF THE JORDAN SCHOOL DISTRICT, a body corporate and politic of the State of Utah, with an address of 7387 S. Campus View Drive, West Jordan, Utah 84084 ("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 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.

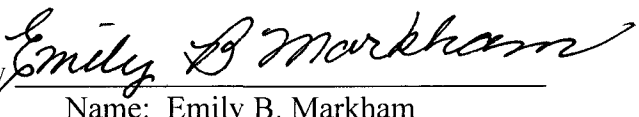
This Deed is subject to any easements, covenants, restrictions, rights of way, conditions and reservations appearing of record and taxes assessed against the Property thereafter and subject to any discrepancies, encroachments, or matters which would be disclosed by an ALTA survey and a thorough physical 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 12, 2023.

#### **GRANTOR:**

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

By 


Name: Emily B. Markham  
Its: Manager

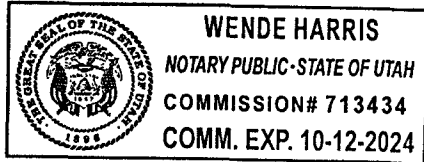
ACKNOWLEDGMENT

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

On this 12 day of January, 2023, 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)

### **Jordan School District Takedown No. 5 Parcel**

A parcel of land, situate in part of the Northeast Quarter of Section 32 and Northwest 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 Northeast corner of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°35'41" East 436.59 feet; thence South 00°24'18" West 1,762.30 feet; thence South 84°26'05" West 490.22 feet; thence North 00°24'18" East 1,795.57 feet; thence North 71°13'51" East 53.96 feet to the point of beginning

153296. WHP

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DEED AND TAX STATEMENTS TO:

JORDAN SCHOOL DISTRICT  
ATTN: AUXILIARY SERVICES  
7905 SOUTH REDWOOD ROAD  
WEST JORDAN, UTAH 84084

14052832 B: 11390 P: 8725 Total Pages: 3  
12/14/2022 01:54 PM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Affects Parcel ID No. 26-32-200-004

### **CORRECTION SPECIAL WARRANTY DEED**

THE LAST HOLDOUT, L.L.C. ("Last Holdout"), having 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 THE BOARD OF EDUCATION OF THE JORDAN SCHOOL DISTRICT, a body corporate and politic of the State of Utah, with an address of 7387 S. Campus View Drive, West Jordan, Utah 84084 ("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 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.

**This deed is given to correct an error in that Special Warranty Deed recorded January 11<sup>th</sup>, 2022, as Entry No. 138687580, in Book 11293, at Page 4182, of Official Records.**

DATED August 4th, 2022.

**GRANTOR:**

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

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

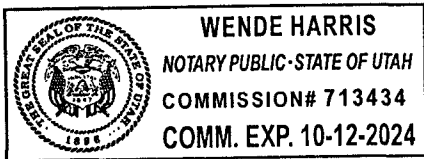
**ACKNOWLEDGMENT**

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

On this 4th day of August, 2022, 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.

*Wende Harris*  
Notary Public



## **Exhibit “A”**

(legal description of the property)

**Jordan School District Takedown No. 4 Parcel – January 2022  
(a portion of Tax Parcel No. 26-32-200-004)**

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

Beginning at a point being South 00°24'18" West 17.71 feet along the section line and West 51.99 feet from the Northeast corner of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°24'18" West 1,795.57 feet;

thence South 84°26'05" West 505.03 feet;

thence North 00°24'18" East 1,673.44 feet to the Southerly line of the Kennecott Utah Copper property (Quit Claim Deed recorded March 7, 2013, as Entry No. 11591776, in Book 10114, at Page 9664, in the Salt Lake County Recorder's Office);

thence North 71°13'51" East 531.79 feet along said Southerly line to the point of beginning.

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14052833 B: 11390 P: 8728 Total Pages: 3  
12/14/2022 01:54 PM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Affects Parcel ID No. 26-32-200-004

## CORRECTION SPECIAL WARRANTY DEED

THE LAST HOLDOUT, L.L.C. ("Last Holdout"), having 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 THE BOARD OF EDUCATION OF THE JORDAN SCHOOL DISTRICT, a body corporate and politic of the State of Utah, with an address of 7387 S. Campus View Drive, West Jordan, Utah 84084 ("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 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.

**This deed is being recorded to correct an error in the legal description in that certain Special Warranty Deed recorded January 11<sup>th</sup>, 2022, as Entry No. 13867579, in Book 11293, at Page 4179, of Official Records.**

DATED August 4th, 2022.

**GRANTOR:**

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

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

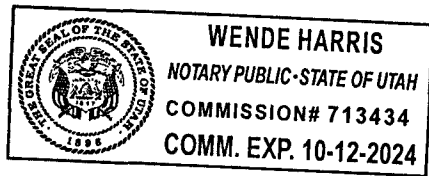
**ACKNOWLEDGMENT**

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

On this 4th day of August, 2022, 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.

*Wende Harris*  
Notary Public





# Exhibit "A"

(legal description of the property)

**New Jordan School District Parcel – 60 Acre Trade Parcel  
(a portion of Tax Parcel No. 26-32-200-004)**

A parcel of land, situate in part of the Northeast and Northwest Quarters of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°24'18" West 188.47 feet along the section line and West 553.26 feet from the Northeast corner of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°24'19" West 1,673.44 feet;

thence South 84°26'05" West 674.43 feet;

thence North 64°03'37" West 962.15 feet;

thence West 884.21 feet to the Easterly Right-of-Way Line of State Route-111 (SR-111), also known as Bacchus Highway;

thence North 00°09'20" East 386.04 feet along said Easterly Right-of-Way Line;

thence North 71°13'51" East 252.12 feet;

thence North 18°46'09" West 100.00 feet to the Southerly line of the Kennecott Utah Copper property (Quit Claim Deed recorded March 7, 201, as Entry No. 11591776, in Book 10114, at Page 9664, in the Salt Lake County Recorder's Office;

thence North 71°13'51" East 2,349.90 feet along said Southerly line to the point of beginning.