

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

13852688 B: 11285 P: 4611 Total Pages: 9
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

OLYMPIA RANCH, LLC
Attn: Douglas C. Young
527 East Pioneer Road, Suite 200
Draper, Utah 84020 Taylorsville, Utah 84123

Affects Parcel ID Nos. 26-26-326-001,
26-26-301-001, 26-26-126-042, 26-26-201-004,
26-26-252-007, 26-26-176-010 and 26-26-252-005

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, LLC, a Utah limited liability company, with an address of 527 East Pioneer Road, Suite 200 in 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 six (6) 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

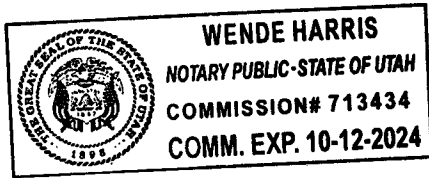
By: 
Name: Emily B. Markham
Its: Manager

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.





Notary Public

Exhibit "A"

(legal description of the property)

Last Holdout Properties, LLC Parcel – Teton Ranch Parcel No. 1 (affects Parcel No. 26-26-326-001)

Beginning at a point on the Westerly Right-of-Way Line of Mustang Trail Way, said point being South 89°59'00" East 258.37 feet along the section line and South 2,217.73 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 551.22 feet along said Westerly Right-of-Way Line;
thence South 55°14'12" West 75.30 feet;
thence South 89°58'07" West 57.09 feet;
thence Southwesterly 49.91 feet along the arc of a 280.00 foot radius curve to the left (center bears South 00°01'53" East and the chord bears South 84°51'42" West 49.85 feet with a central angle of 10°12'49");
thence North 20°48'31" West 297.41 feet;
thence South 69°11'29" West 20.00 feet;
thence South 20°48'31" East 294.42 feet;
thence Southwesterly 123.29 feet along the arc of a 280.00 foot radius curve to the left (center bears South 14°23'02" East and the chord bears South 63°00'05" West 122.30 feet with a central angle of 25°13'46");
thence North 38°31'54" West 116.00 feet;
thence South 49°08'12" West 110.12 feet;
thence Southwesterly 253.63 feet along the arc of a 380.00 foot radius curve to the right (center bears North 38°29'33" West and the chord bears South 70°37'43" West 248.95 feet with a central angle of 38°14'30");
thence South 89°44'58" West 40.06 feet;
thence North 87°00'39" West 53.08 feet;
thence South 89°44'58" West 110.00 feet;
thence South 00°15'02" East 123.00 feet;
thence South 89°44'58" West 12.49 feet;
thence South 00°08'37" West 29.00 feet;
thence South 89°44'58" West 25.80 feet;
thence South 00°15'02" East 20.00 feet;
thence North 89°44'58" East 25.67 feet;
thence South 00°08'37" West 116.00 feet;
thence North 89°44'58" East 18.01 feet;
thence South 00°08'37" West 45.63 feet;
thence South 89°44'58" West 293.01 feet;
thence South 00°08'37" West 822.25 feet;
thence South 89°56'19" West 349.72 feet;

thence North 00°08'37" East 251.67 feet;
thence Easterly 53.54 feet along the arc of a 973.50 foot radius curve to the left (center bears North 16°39'28" East and the chord bears South 74°55'04" East 53.53 feet with a central angle of 03°09'03");
thence North 00°08'37" East 599.22 feet;
thence South 89°44'58" West 153.78 feet;
thence North 00°15'02" West 86.47 feet;
thence Northwesterly 113.04 feet along the arc of a 566.50 foot radius curve to the left (center bears South 11°10'55" West and the chord bears North 84°32'03" West 112.85 feet with a central angle of 11°25'57");
thence South 89°44'58" West 160.71 feet;
thence North 00°15'02" West 163.49 feet;
thence North 58°29'10" East 93.48 feet;
thence North 89°44'58" East 134.00 feet;
thence North 00°08'37" East 8.29 feet;
thence North 89°44'58" East 235.01 feet;
thence North 00°08'37" East 572.51 feet;
thence North 80°31'50" East 242.47 feet;
thence South 54°45'09" East 124.50 feet;
thence Southeasterly 149.98 feet along the arc of a 200.00 foot radius curve to the left (center bears North 35°14'51" East and the chord bears South 76°14'07" East 146.49 feet with a central angle of 42°57'57");
thence North 82°16'55" East 289.20 feet;
thence Easterly 90.51 feet along the arc of a 271.00 foot radius curve to the left (center bears North 06°50'22" West and the chord bears North 73°35'33" East 90.09 feet with a central angle of 19°08'10");
thence Easterly 88.43 feet along the arc of a 504.00 foot radius curve to the right (center bears South 25°58'32" East and the chord bears North 69°03'03" East 88.32 feet with a central angle of 10°03'10");
thence North 74°04'39" East 351.93 feet;
thence Easterly 109.31 feet along the arc of a 504.00 foot radius curve to the right (center bears South 16°31'16" East and the chord bears North 79°41'31" East 109.09 feet with a central angle of 12°25'34");
thence North 85°54'18" East 71.20 feet to the point of beginning.

Contains 1,356,835 Square Feet or 31.149 Acres

**Last Holdout Properties, LLC Parcel – Teton Ranch Parcel No. 2
(affects Parcel No. 26-26-326-001)**

Beginning at a point being North 89°59'04" West 2,463.54 feet along the section line and South 3,342.91 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 60.00 feet;
thence North 89°51'23" West 165.72 feet;
thence South 57°38'10" West 71.05 feet;
thence North 00°01'04" East 136.36 feet;
thence South 57°25'17" East 71.19 feet;
thence South 89°51'23" East 165.44 feet to the point of beginning.

Contains 15,826 Square Feet or 0.363 Acres

**Last Holdout Properties, LLC Parcel No. 3
(affects Parcel No. 26-26-301-001)**

Beginning at a point being North 89°59'04" West 2,463.54 feet along the section line and South 3,342.91 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°51'23" East 159.09 feet;
thence North 00°08'37" East 135.44 feet;
thence North 89°44'58" East 151.00 feet;
thence North 00°08'37" East 23.44 feet;
thence South 89°51'23" East 206.00 feet;
thence North 00°08'37" East 53.37 feet;
thence North 67°08'05" East 299.63 feet;
thence North 58°29'10" East 27.77 feet;
thence South 00°15'02" East 163.49 feet;
thence North 89°44'58" East 160.71 feet;
thence Southeasterly 113.04 feet along the arc of a 566.50 foot radius curve to the right
(center bears South 00°15'02" East and the chord bears South 84°32'03" East 112.85 feet with a
central angle of 11°25'57");
thence South 00°15'02" East 86.47 feet;
thence South 89°44'58" West 14.54 feet;
thence South 83°01'16" West 109.31 feet;
thence South 63°46'43" West 86.94 feet;
thence South 30°01'34" West 95.27 feet;
thence South 68°54'07" West 239.17 feet;
thence Southwesterly 240.98 feet along the arc of a 650.00 foot radius curve to the right
(center bears North 21°05'53" West and the chord bears South 79°31'22" West 239.60 feet
with a central angle of 21°14'30");
thence North 89°51'23" West 20.44 feet;
thence South 72°22'40" West 55.65 feet;
thence North 89°51'23" West 148.00 feet;
thence North 00°08'37" East 136.98 feet;
thence North 89°51'23" West 161.67 feet;
thence North 00°15'02" West 60.00 feet to the point of beginning.

Contains 284,814 Square Feet or 6.538 Acres

**Last Holdout Properties, LLC Parcel No. 4
(Affects Parcel No. 26-26-126-042 and 26-26-201-004)**

Beginning at a point being North 89°59'04" West 248.03 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 100.00 feet;

thence South 01°16'00" West 11.94 feet;

thence South 89°54'43" West 139.16 feet;

thence South 00°05'17" East 27.74 feet;

thence North 89°54'43" East 138.51 feet;

thence South 01°16'00" West 13.32 feet;

thence South 00°08'37" West 258.68 feet;

thence Southwesterly 294.76 feet along the arc of a 376.50 feet radius curve to the right (center bears North 89°51'23" West and the chord bears South 22°34'18" West 287.29 feet with a central angle of 44°51'23");

thence South 45°00'00" West 84.38 feet;

thence North 45°00'00" West 85.00 feet;

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

thence North 39°51'42" West 19.62 feet;

thence North 45°14'57" East 105.76 feet;

thence North 27°37'39" East 13.22 feet;

thence North 62°22'21" West 20.00 feet;

thence South 27°37'39" West 10.12 feet;

thence South 45°14'57" West 100.95 feet;

thence North 39°51'42" West 13.52 feet;

thence North 45°00'00" West 100.79 feet;

thence Southwesterly 22.86 feet along the arc of a 328.50 feet radius curve to the right (center bears North 48°59'12" West and the chord bears South 43°00'24" West 22.85 feet with a central angle of 03°59'12");

thence South 45°00'00" West 257.16 feet;

thence North 45°00'00" West 100.00 feet;

thence North 42°15'24" West 19.14 feet;

thence North 44°34'23" East 13.32 feet;

thence North 45°25'37" West 20.00 feet;

thence South 44°34'23" West 12.21 feet;

thence North 42°15'24" West 13.89 feet;

thence North 45°00'00" West 97.88 feet;

thence South 45°35'30" West 99.00 feet;
thence Northwesterly 46.89 feet along the arc of a 223.50 feet radius curve to the right (center bears North 57°11'49" East and the chord bears North 26°47'32" West 46.81 feet with a central angle of 12°01'19");
thence North 20°46'53" West 62.34 feet;
thence Northeasterly 23.56 feet along the arc of a 15.00 feet radius curve to the right (center bears North 69°13'07" East and the chord bears North 24°13'07" East 21.21 feet with a central angle of 90°00'00");
thence North 18°10'06" West 53.06 feet;
thence Northwesterly 22.28 feet along the arc of a 15.00 feet radius curve to the right (center bears North 20°46'53" West and the chord bears North 68°14'05" West 20.29 feet with a central angle of 85°05'35");
thence Northwesterly 73.47 feet along the arc of a 280.00 feet radius curve to the left (center bears South 64°18'43" West and the chord bears North 33°12'18" West 73.26 feet with a central angle of 15°02'01");
thence North 45°00'00" East 100.78 feet;
thence North 45°00'00" West 218.99 feet;
thence North 19°58'45" East 178.03 feet;
thence South 89°59'04" East 914.02 feet to the point of beginning.

Contains 552,673 Square Feet or 12.688 Acres

**Last Holdout Properties, LLC Parcel No. 5
(Affects Parcel No. 26-26-252-007)**

Beginning at a point on the Westerly Right-of-Way Line of Mustang Trail Way, said point being South 89°59'00" East 259.50 feet along the section line and South 1,768.24 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 165.16 feet along the Westerly Right-of-Way Line of said Mustang Trail Way;
thence North 89°55'03" West 121.00 feet;
thence Southwesterly 5.48 feet along the arc of a 55.00 foot radius curve to the right (center bears North 47°05'39" West and the chord bears South 45°45'43" West 5.48 feet with a central angle of 05°42'42");
thence North 30°37'21" West 41.62 feet;
thence North 03°52'40" East 158.36 feet;
thence East 110.89 feet;
thence South 44°55'41" East 35.31 feet to the point of beginning.

Contains 26,368 Square Feet or 0.605 Acres

**Last Holdout Properties, LLC Parcel No. 6
(Affects Parcel No. 26-26-176-010 and 26-26-252-005)**

Beginning at a point on the Southerly Right-of-Way Line of Teton Village Drive, said point being South 89°59'00" East 98.61 feet along the section line and South 1,743.29 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 03°52'40" West 155.60 feet;

thence South 30°37'21" East 8.83 feet;

thence South 03°52'40" West 14.73 feet;

thence South 66°17'13" West 11.69 feet;

thence South 23°42'47" East 20.00 feet;

thence North 66°17'13" East 22.52 feet;

thence South 30°37'21" East 14.63 feet;

thence Southwesterly 13.41 feet along the arc of a 55.00 foot radius curve to the right (center bears North 20°25'50" West and the chord bears South 76°33'19" West 13.38 feet with a central angle of 13°58'19");

thence Southwesterly 8.45 feet along the arc of a 15.00 foot radius curve to the left (center bears South 06°27'31" East and the chord bears South 67°23'55" West 8.34 feet with a central angle of 32°17'07");

thence Southwesterly 101.66 feet along the arc of a 176.50 foot radius curve to the right (center bears North 38°44'38" West and the chord bears South 67°45'23" West 100.26 feet with a central angle of 33°00'02");

thence South 00°08'37" West 83.10 feet;

thence South 58°39'28" West 20.04 feet;

thence Southwesterly 27.48 feet along the arc of a 50.00 foot radius curve to the right (center bears North 31°20'32" West and the chord bears South 74°24'03" West 27.13 feet with a central angle of 31°29'09");

thence North 89°51'23" West 183.94 feet;

thence Southwesterly 120.48 feet along the arc of a 223.50 foot radius curve to the left (center bears South 00°08'37" West and the chord bears South 74°42'04" West 119.02 feet with a central angle of 30°53'07");

thence North 82°42'19" West 12.69 feet;

thence North 30°48'25" West 92.03 feet;

thence Southwesterly 17.25 feet along the arc of a 323.50 foot radius curve to the left (center bears South 32°31'48" East and the chord bears South 55°56'33" West 17.24 feet with a central angle of 03°03'16");

thence Southwesterly 160.25 feet along the arc of a 393.00 foot radius curve to the right (center bears North 35°35'05" West and the chord bears South 66°05'48" West 159.14 feet with a central angle of 23°21'46");

thence North 21°17'23" East 208.59 feet;

thence North 56°10'58" East 40.25 feet;

thence Northeasterly 225.12 feet along the arc of a 400.00 foot radius curve to the right (center bears South 32°06'11" East and the chord bears North 74°01'13" East 222.16 feet with a central angle of 32°14'48");

thence South 89°51'23" East 189.76 feet;

thence North 00°08'37" East 96.36 feet;

thence Easterly 14.13 feet along the arc of a 500.00 foot radius curve to the left (center bears North 01°37'08" East and the chord bears South 89°11'26" East 14.13 feet with a central angle of 01°37'08");

thence East 129.93 feet to the point of beginning.

Contains 147,693 Square Feet or 3.391 Acres

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

13101914
10/17/2019 2:26:00 PM \$40.00
Book - 10847 Pg - 1830-1836
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 7 P.

OLYMPIA RANCH, L.L.C.
Attn: Douglas C. Young
6150 South Redwood Road, Suite 150
Taylorsville, Utah 84123

CTIA # 118 319-WHP

Affects Parcel ID Nos. 26-26-100-001
26-26-100-004, 26-26-252-001

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 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 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 October 16, 2019.

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 16th day of October, 2019, 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

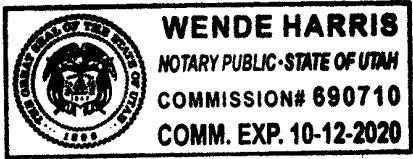


Exhibit "A"

(legal description of the property)

Jackson Phase 1 – Takedown Parcel

(affects Tax Parcel Nos. 26-26-100-001, 26-26-100-004, and 26-26-252-001)

Beginning at a point on the Southerly Right-of-Way Line of 11800 South Street, said point being North 89°59'04" West 1,168.83 feet along the section line and South 00°00'56" West 33.00 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°00'56" West 765.25 feet;
thence South 89°59'04" East 7.00 feet;
thence South 19°58'45" West 178.03 feet;
thence South 45°00'00" East 218.99 feet;
thence South 45°00'00" West 100.78 feet;
thence Southeasterly 141.77 feet along the arc of a 280.00 foot radius curve to the right (center bears South 49°16'42" West and the chord bears South 26°13'02" East 140.26 feet with a central angle of 29°00'33");
thence South 20°46'53" East 75.97 feet;
thence Southeasterly 94.47 feet along the arc of a 223.50 foot radius curve to the left (center bears North 69°13'07" East and the chord bears South 32°53'26" East 93.77 feet with a central angle of 24°13'07");
thence South 45°00'00" East 66.33 feet;
thence North 44°34'23" East 115.59 feet;
thence South 45°25'37" East 20.00 feet;
thence South 44°34'23" West 115.74 feet;
thence South 45°00'00" East 165.57 feet;
thence Southeasterly 21.51 feet along the arc of a 15.00 foot radius curve to the left (center bears North 45°00'00" East and the chord bears South 86°04'36" East 19.71 feet with a central angle of 82°09'11");
thence Northeasterly 95.95 feet along the arc of a 429.50 foot radius curve to the right (center bears South 37°09'11" East and the chord bears North 59°14'49" East 95.75 feet with a central angle of 12°48'00");
thence Northeasterly 80.54 feet along the arc of a 223.50 foot radius curve to the left (center bears North 24°21'11" West and the chord bears North 55°19'24" East 80.10 feet with a central angle of 20°38'48");
thence North 45°00'00" East 177.17 feet;
thence South 45°00'00" East 13.38 feet;
thence North 45°14'57" East 119.51 feet;
thence North 27°37'39" East 10.12 feet;
thence South 62°22'21" East 20.00 feet;
thence South 27°37'39" West 13.22 feet;
thence South 45°14'57" West 122.52 feet;

thence South 45°00'00" East 233.31 feet;
 thence North 44°24'03" East 219.64 feet;
 thence North 21°21'59" East 9.48 feet;
 thence South 60°33'44" East 20.20 feet;
 thence South 32°18'37" West 20.03 feet;
 thence South 44°24'03" West 214.20 feet;
 thence South 45°00'00" East 30.13 feet;
 thence Southeasterly 97.00 feet along the arc of a 123.50 foot radius curve to the left
 (center bears North 45°00'00" East and the chord bears South 67°30'00" East 94.52 feet with a
 central angle of 45°00'00");
 thence East 102.10 feet;
 thence Northeasterly 41.85 feet along the arc of a 500.00 foot radius curve to the left
 (center bears North and the chord bears North 87°36'09" East 41.83 feet with a central angle of
 04°47'42");
 thence Northeasterly 41.85 feet along the arc of a 500.00 foot radius curve to the right
 (center bears South 04°47'42" East and the chord bears North 87°36'09" East 41.83 feet with a
 central angle of 04°47'42");
 thence East 138.16 feet;
 thence North 02°33'41" East 143.17 feet;
 thence North 89°59'15" East 19.99 feet;
 thence South 02°32'57" West 143.18 feet;
 thence East 107.72 feet;
 thence North 45°04'19" East 35.40 feet to the Westerly Right-of-Way Line of Mustang
 Trail Way, also known as 6000 West Street;
 thence South 00°08'37" West 110.00 feet along said Westerly Right-of-Way Line of
 Mustang Trail Way;
 thence North 44°55'41" West 35.31 feet;
 thence West 110.89 feet;
 thence South 03°52'40" West 191.41 feet;
 thence South 66°17'13" West 23.81 feet;
 thence North 23°42'47" West 20.00 feet;
 thence North 66°17'13" East 11.69 feet;
 thence North 03°52'40" East 177.94 feet;
 thence West 134.94 feet;
 thence Northwesterly 41.85 feet along the arc of a 500.00 foot radius curve to the right
 (center bears North and the chord bears North 87°36'09" West 41.83 feet with a central angle
 of 04°47'42");
 thence Northwesterly 41.85 feet along the arc of a 500.00 foot radius curve to the left
 (center bears South 04°47'42" West and the chord bears North 87°36'09" West 41.83 feet with
 a central angle of 04°47'42");
 thence West 101.96 feet;
 thence Northwesterly 138.62 feet along the arc of a 176.50 foot radius curve to the right
 (center bears North and the chord bears North 67°30'00" West 135.09 feet with a central angle
 of 45°00'00");

thence North 45°00'00" West 30.26 feet;
 thence South 46°03'07" West 199.47 feet;
 thence South 59°38'12" West 12.45 feet;
 thence North 30°21'48" West 20.00 feet;
 thence North 59°38'12" East 10.07 feet;
 thence North 46°03'07" East 196.72 feet;
 thence North 45°00'00" West 198.56 feet;
 thence Westerly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 45°00'00" West and the chord bears West 21.21 feet with a central angle of 90°00'00");
 thence South 45°00'00" West 109.17 feet;
 thence Southwesterly 99.64 feet along the arc of a 276.50 foot radius curve to the right (center bears North 45°00'00" West and the chord bears South 55°19'24" West 99.10 feet with a central angle of 20°38'49");
 thence Southwesterly 142.99 feet along the arc of a 376.50 foot radius curve to the left (center bears South 24°21'11" East and the chord bears South 54°46'01" West 142.13 feet with a central angle of 21°45'36");
 thence North 45°00'00" West 19.10 feet;
 thence South 45°25'41" West 38.99 feet;
 thence South 30°34'37" West 95.28 feet;
 thence South 18°47'59" West 100.11 feet;
 thence North 71°12'01" West 20.00 feet;
 thence North 18°47'59" East 102.18 feet;
 thence North 30°34'37" East 99.95 feet;
 thence North 45°25'41" East 41.45 feet;
 thence North 45°00'00" West 276.71 feet;
 thence Northwesterly 109.52 feet along the arc of a 276.50 foot radius curve to the right (center bears North 45°00'00" East and the chord bears North 33°39'09" West 108.81 feet with a central angle of 22°41'42");
 thence South 67°41'42" West 98.00 feet;
 thence Southeasterly 148.34 feet along the arc of a 374.50 foot radius curve to the left (center bears North 67°41'42" East and the chord bears South 33°39'09" East 147.37 feet with a central angle of 22°41'42");
 thence South 45°00'00" East 169.20 feet;
 thence South 24°59'19" West 133.68 feet;
 thence South 13°54'48" West 150.09 feet;
 thence South 11°41'27" East 37.50 feet;
 thence Northwesterly 85.48 feet along the arc of a 120.00 foot radius curve to the left (center bears South 36°26'52" West and the chord bears North 73°57'34" West 83.68 feet with a central angle of 40°48'51");
 thence South 85°38'01" West 49.82 feet;
 thence Northwesterly 56.61 feet along the arc of a 70.00 foot radius curve to the right (center bears North 04°21'59" West and the chord bears North 71°11'55" West 55.08 feet with a central angle of 46°20'09");

thence North 04°22'58" East 521.26 feet;
 thence North 67°41'42" East 118.40 feet;
 thence North 20°46'53" West 55.11 feet;
 thence Northwesterly 43.46 feet along the arc of a 500.00 foot radius curve to the left
 (center bears South 69°13'07" West and the chord bears North 23°16'17" West 43.45 feet with
 a central angle of 04°58'48");
 thence North 25°45'41" West 28.14 feet;
 thence Northwesterly 73.87 feet along the arc of a 220.00 foot radius curve to the left
 (center bears South 64°14'19" West and the chord bears North 35°22'50" West 73.52 feet with
 a central angle of 19°14'19");
 thence North 45°00'00" West 47.07 feet;
 thence Westerly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center
 bears South 45°00'00" West and the chord bears West 21.21 feet with a central angle of
 90°00'00");
 thence North 45°00'00" West 22.72 feet;
 thence South 45°17'33" West 351.67 feet;
 thence North 44°42'27" West 20.00 feet;
 thence North 45°17'33" East 351.57 feet;
 thence North 45°00'00" West 17.28 feet;
 thence Northerly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center
 bears North 45°00'00" West and the chord bears North 21.21 feet with a central angle of
 90°00'00");
 thence North 45°00'00" West 170.00 feet;
 thence Westerly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center
 bears South 45°00'00" West and the chord bears West 21.21 feet with a central angle of
 90°00'00");
 thence North 45°00'00" West 19.00 feet;
 thence South 45°00'00" West 218.95 feet;
 thence North 45°00'00" West 20.00 feet;
 thence North 45°00'00" East 218.95 feet;
 thence North 45°00'00" West 14.00 feet;
 thence South 45°00'00" West 83.00 feet;
 thence North 45°00'00" West 34.05 feet;
 thence Northwesterly 320.55 feet along the arc of a 408.00 foot radius curve to the right
 (center bears North 45°00'00" East and the chord bears North 22°29'32" West 312.37 feet with
 a central angle of 45°00'56");
 thence North 00°00'56" East 232.42 feet;
 thence North 89°59'52" East 83.00 feet;
 thence North 03°24'28" East 14.02 feet;
 thence South 89°59'52" West 216.32 feet;
 thence North 00°00'08" West 20.00 feet;
 thence North 89°59'52" East 217.51 feet;
 thence North 03°24'28" East 19.03 feet;

thence Northeasterly 21.53 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00'08" West and the chord bears North 48°52'11" East 19.73 feet with a central angle of 82°15'21");

thence Northeasterly 90.64 feet along the arc of a 330.00 foot radius curve to the right (center bears South 82°15'29" East and the chord bears North 15°36'38" East 90.36 feet with a central angle of 15°44'14");

thence South 89°59'52" West 86.37 feet;

thence North 00°01'53" East 100.00 feet;

thence North 03°34'19" West 14.03 feet;

thence South 89°59'52" West 92.58 feet;

thence North 00°00'08" West 20.00 feet;

thence North 89°59'52" East 91.33 feet;

thence North 03°34'19" West 19.04 feet;

thence North 00°00'56" East 138.89 feet to the Southerly Right-of-Way Line of 11800 South Street;

thence South 89°59'04" East 469.38 feet along the Southerly Right-of-Way Line of said 11800 South Street to the point of beginning.

Contains 720,824 Square Feet or 16.548 Acres

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

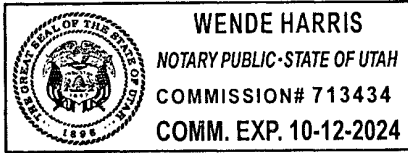
By: 
Name: Emily B. Markham
Its: Manager

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