

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

13867659 B: 11293 P: 4638 Total Pages: 3  
01/11/2022 04:32 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

Affects Parcel ID Nos. 26-34-226-001,  
26-34-276-016, and 26-35-101-009

### 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 January 11, 2022.

GRANTOR:

LAST HOLDOUT PROPERTIES, LLC,  
a Utah limited liability company

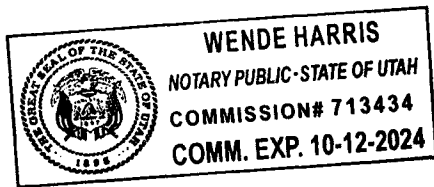
By:   
Name: Emily B. Markham  
Its: Manager

ACKNOWLEDGMENT

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

On this 11th day of January, 2022, 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)

### **Olympia Property – 71 Acre Parcel**

**(affects Tax Parcel Nos. 26-34-226-001, 26-34-276-016, and 26-35-101-009)**

A parcel of land situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, 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 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°48'53" East 641.53 feet along the section line;

thence South 00°30'22" East 1,327.85 feet;

thence North 89°31'41" West 1,988.38 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 34, monumented with a rebar and cap stamped "5251295";

thence North 89°31'41" West 364.65 feet along the 1/16 section line;

thence North 00°04'36" West 1,325.29 feet to the section line;

thence South 89°30'06" East 1,701.54 feet along the section line to the point of beginning.

Contains 3,111,586 Square Feet or 71.432 Acres

176931-CP1  
RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
DEED AND TAX STATEMENTS TO:

14219663 B: 11479 P: 7405 Total Pages: 6  
03/22/2024 04:26 PM By: salvarado 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

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

Affects Parcel ID Nos. 26-26-301-009, 26-26-301-012, 26-26-301-011,  
26-34-276-020, 26-34-201-004, 26-34-100-005 and 26-27-300-004.

### **SPECIAL WARRANTY DEED**

THE LAST HOLDOUT, L.L.C., a Utah limited liability company, LAST HOLDOUT PROPERTIES, LLC, a Utah limited liability company and BASTIAN FAMILY FOUNDATION, a nonprofit corporation, each with an address of 233 North 1250 West, Suite 202 in Centerville, Utah (together as "Grantor") hereby conveys and warrants against all who claim by, through, or under Grantor, as to their respective interests, 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 nine (9) 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 March 22, 2024.

GRANTOR:

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

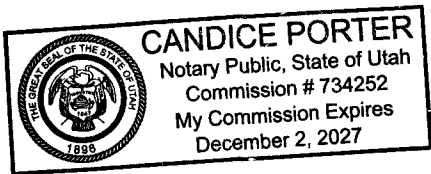
By: *Emily B Markham*  
Name: Emily B. Markham  
Its: Manager

ACKNOWLEDGMENT

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

On this 22nd day of March, 2024, 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.



*Candice Porter*  
Notary Public

GRANTOR:

**LAST HOLDOUT PROPERTIES, LLC,**  
a Utah limited liability company

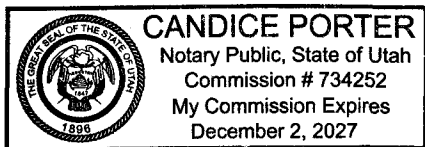
By: *Emily B Markham*  
Name: Emily B. Markham  
Its: Manager

ACKNOWLEDGMENT

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

On this 22nd day of March, 2024, 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.



*Candice Porter*  
Notary Public

GRANTOR:

**BASTIAN FAMILY FOUNDATION**  
a nonprofit corporation

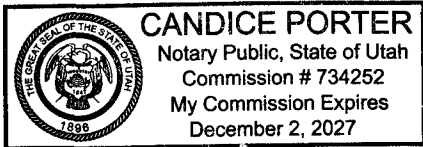
By *Emily B Markham*  
Name: Emily B. Markham  
Its: Trustee

ACKNOWLEDGMENT

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

On this 22nd day of March, 2024, personally appeared before me, Emily B. Markham, who by me being first duly sworn did say that she is the Trustee of Bastian Family Foundation, a nonprofit corporation, and acknowledged to me that she executed this instrument on behalf of said nonprofit corporation and that said nonprofit corporation executed the same.

WITNESS my hand and official Seal.



*[Signature]*  
Notary Public

## Exhibit "A"

(legal description of the property)

### PARCEL 1:

Beginning at a point being North 89°59'04" West 1,219.24 feet along the section line and South 3,258.95 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 599.22 feet; thence North 74°55'04" West 53.53 feet; thence South 00°08'37" West 251.67 feet; thence South 89°56'19" West 1,394.51 feet; thence North 00°03'25" West 16.50 feet; thence Northwesterly 33.26 feet along the arc of a 30.00 foot radius curve to the right (center bears North 26°29'28" East and the chord bears North 31°44'44" West 31.58 feet with a central angle of 63°31'36"); thence North 00°01'04" East 19.81 feet; thence North 03°00'57" West 94.47 feet; thence North 00°01'04" East 499.71 feet; thence North 57°38'10" East 71.05 feet; thence South 89°51'23" East 327.39 feet; thence South 00°08'37" West 136.98 feet; thence South 89°51'23" East 148.00 feet; thence North 72°22'40" East 55.65 feet; thence South 89°51'23" East 20.44 feet; thence Northeasterly 240.98 feet along the arc of a 650.00 foot radius curve to the left (center bears North 00°08'37" East and the chord bears North 79°31'22" East 239.60 feet with a central angle of 21°14'30"); thence North 68°54'07" East 239.17 feet; thence North 30°01'34" East 95.27 feet; thence North 63°46'43" East 86.94 feet; thence North 83°01'16" East 109.31 feet; thence North 89°44'58" East 168.33 feet to the point of beginning.

### PARCEL 2:

A parcel of land situate in the Northwest Quarter of Section 35, 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 89°49'50" East 32.45 feet along the section line and South 1,324.65 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°31'41" East 620.82 feet; thence South 00°30'22" East 331.87 feet; thence South 56°51'10" West 333.53 feet; thence South 68°38'27" West 95.94 feet; thence South 56°30'13" West 98.90 feet; thence South 51°26'05" West 67.14 feet; thence South 41°54'31" West 111.54 feet; thence South 48°31'38" West 48.11 feet; thence North 00°14'11" East 632.48 feet; thence Northerly 133.88 feet along the arc of a 700.00 foot radius curve to the left (center bears North 89°45'49" West and the chord bears North 05°14'33" West 133.67 feet with a central angle of 10°57'29") to the point of beginning.

### PARCEL 3:

A parcel of land situate in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:  
Beginning at a point being North 89°30'06" West 69.82 feet along the section line and South 1,324.52 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence Southeasterly 134.61 feet along the arc of a 600.00 foot radius curve to the right (center bears South 77°22'56" West and the chord bears South 06°11'26" East 134.33 feet with a central angle of 12°51'15"); thence South 00°14'11" West 716.60 feet; thence South 54°24'10" West 50.95 feet; thence South 44°19'04" West 94.58 feet; thence South 72°52'33" West 99.94 feet; thence South 72°52'34" West 12.55 feet; thence South 82°11'10" West 94.89 feet; thence South 86°16'00" West 83.86 feet; thence South 66°09'21" West 95.83 feet; thence South 58°13'58" West 137.09 feet; thence South 78°13'01" West 40.13 feet; thence South 12°44'34" East 10.64 feet; thence South 78°07'21" West 16.66 feet; thence South 57°11'41" West 95.42 feet; thence South 73°50'10" West 172.86 feet; thence South 73°27'12" West 291.53 feet; thence South 80°15'09" West 106.78 feet; thence North 00°10'11" East 1,343.22 feet; thence South 89°35'44" East 0.32 feet; thence South 89°31'41" East 1,265.29 feet to the point of beginning.

### PARCEL 4:

A parcel of land situate in the Northeast and Northwest Quarters of Section 34 and the Southeast Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:  
Beginning at a point being North 89°30'06" West 2,664.00 feet along the section line from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°30'06" West 290.13 feet along the section line; thence South 00°01'53" East 556.23 feet; thence Southwesterly 2.10 feet along the arc of a 10.00 foot radius curve to the right (center bears South 89°58'07" West and the chord bears



South 05°59'05" West 2.10 feet with a central angle of 12°01'56"); thence North 89°32'10" West 9.84 feet; thence South 00°27'50" West 10.00 feet; thence South 89°32'10" East 1,263.18 feet; thence South 00°04'36" East 758.15 feet; thence North 89°31'34" West 1,270.33 feet; thence North 00°27'50" East 641.89 feet; thence North 89°32'10" West 93.23 feet; thence Northwesterly 458.48 feet along the arc of a 873.00 foot radius curve to the right (center bears North 00°27'50" East and the chord bears North 74°29'27" West 453.23 feet with a central angle of 30°05'25"); thence North 59°29'56" West 40.10 feet; thence Northwesterly 110.96 feet along the arc of a 348.50 foot radius curve to the left (center bears South 29°42'42" West and the chord bears North 69°24'34" West 110.49 feet with a central angle of 18°14'31"); thence Southwesterly 42.03 feet along the arc of a 50.00 foot radius curve to the left (center bears South 11°28'11" West and the chord bears South 77°23'09" West 40.81 feet with a central angle of 48°10'03"); thence Southwesterly 79.20 feet along the arc of a 2,076.00 foot radius curve to the right (center bears North 36°41'53" West and the chord bears South 54°23'42" West 79.20 feet with a central angle of 02°11'09"); thence North 34°30'43" West 30.00 feet; thence Southwesterly 71.19 feet along the arc of a 957.00 foot radius curve to the left (center bears South 34°30'43" East and the chord bears South 53°21'25" West 71.17 feet with a central angle of 04°15'44"); thence South 51°13'33" West 20.55 feet; thence North 38°46'27" West 116.00 feet; thence North 51°13'33" East 134.71 feet; thence Northeasterly 88.68 feet along the arc of a 348.50 foot radius curve to the left (center bears North 47°48'46" West and the chord bears North 34°53'51" East 88.44 feet with a central angle of 14°34'46"); thence North 36°40'50" West 610.64 feet; thence Northeasterly 296.27 feet along the arc of a 1,260.00 foot radius curve to the left (center bears North 36°47'23" West and the chord bears North 46°28'27" East 295.59 feet with a central angle of 13°28'21"); thence North 39°44'16" East 507.21 feet; thence Northeasterly 827.69 feet along the arc of a 940.00 foot radius curve to the right (center bears South 50°15'44" East and the chord bears North 64°57'47" East 801.21 feet with a central angle of 50°27'00"); thence North 89°34'57" East 189.34 feet; thence South 00°28'09" West 1,084.95 feet to the point of beginning.