

13059415
8/26/2019 2:44:00 PM \$40.00
Book - 10820 Pg - 9369-9372
RASHELLE HOBBS
Recorder, Salt Lake County, UT
KIRTON & MCCONKIE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TO:
Kirton McConkie, P.C.
50 East South Temple, Suite 400
Salt Lake City, Utah 84111
Attention: Robert C. Hyde

APN: A PORTION OF 26-27-226-002

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation ("*Grantor*"), with an address of 51 South Main Street, Suite 301, Salt Lake City, Utah, 84111, hereby conveys and warrants against all claiming by, through or under it, but not otherwise, to OLYMPIA RANCH LLC, a Utah limited liability company ("*Grantee*"), with an address of 6150 South Redwood Road, Suite 150, Taylorsville, Utah 84123, all right, title, and interest in and to the real property and all improvements thereon located in Salt Lake County, State of Utah, more particularly described below (the "*Property*"):

SEE EXHIBIT A

TOGETHER WITH (i) all buildings, structures and improvements currently included thereon, and (ii) any and all easements, rights of way, and appurtenances running with or pertaining thereto; and

SUBJECT TO all (i) current taxes and assessments, (ii) zoning laws, rules and regulations, (iii) reservations, patents, easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, (iii) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose, and (iv) all other rights of third parties enforceable at law or equity.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and no other, subject to the matters above set forth.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right (and shall not have the right) to use the Property or extract

minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right (nor shall Grantor have the right) to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

Dated as of the 19th day of August, 2019.

SUBURBAN LAND RESERVE, INC.,
a Utah corporation

By: *Ashley Powell*
Name: Ashley Powell
Title: Chairman of the Board

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on August 19, 2019 by Ashley Powell, the Chairman of the Board of SUBURBAN LAND RESERVE, INC., a Utah corporation.

Marilyn F. Nielson
Notary Public



Exhibit A

(legal description)

SLR Agreement – Parcel A

Beginning at a point on the Southerly Right-of-Way Line of 11800 South Street, said point being South 00°01'02" West 66.96 feet along the section line from the Northeast Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian (said Northeast Corner of said Section 27 being North 89°59'04" West 2,647.96 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°01'02" West 1,808.43 feet;
thence North 30°07'21" West 68.33 feet;
thence North 89°58'56" West 5.68 feet;
thence North 00°01'04" East 1,724.34 feet;
thence Northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the right (center bears South 89°58'56" East and the chord bears North 45°01'02" East 35.35 feet with a central angle of 89°59'56");
thence South 89°59'00" East 14.98 feet to the point of beginning.

Contains 70,824 Square Feet or 1.626 Acres

Cked by JJB 19 August 2019

SLR Agreement – Parcel B

Beginning at a point being South 00°01'02" West 1,875.39 feet along the section line from the Northeast Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian (said Northeast Corner of said Section 27 being North 89°59'04" West 2,647.96 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°01'02" West 216.90 feet;
thence South 79°49'24" West 40.64 feet;
thence North 00°01'04" East 283.18 feet;
thence South 89°58'56" East 5.68 feet;
thence South 30°07'21" East 68.33 feet to the point of beginning.

Contains 10,168 Square Feet or 0.233 Acres

Cked by JJB 19 August 2019

SLR Agreement – Parcel C

Beginning at a point being South 00°01'02" West 2,092.29 feet along the section line from the Northeast Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian (said Northeast Corner of said Section 27 being North 89°59'04" West 2,647.96 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°01'02" West 434.18 feet along the section line;
thence North 89°45'14" West 40.00 feet;
thence North 00°01'04" East 426.83 feet;
thence North 79°49'24" East 40.64 feet to the point of beginning.

Contains 17,219 Square Feet or 0.395 Acres

Cked by JJB 19 August 2019

CTA# 143782.WHP

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

13670502
5/21/2021 12:58:00 PM \$40.00
Book - 11178 Pg - 4423-4427
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

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

Affects Parcel ID Nos. 26-26-326-001

SPECIAL WARRANTY DEED

BASTIAN FAMILY FOUNDATION, a nonprofit corporation, with an address of 233 North 1250 West, Suite 202 in Centerville, Utah ("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 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 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 May 21, 2021.

GRANTOR:

BASTIAN FAMILY FOUNDATION,
a nonprofit corporation

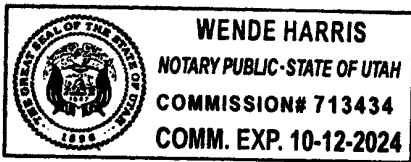
By: *Emily B. Markham*
Name: Emily B. Markham
Its: Trustee

ACKNOWLEDGMENT

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

On this 21st day of May, 2021, 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.



Weende Harris

Notary Public

Exhibit "A"

(legal description of the property)

Parcel No. 1

(affects Tax Parcel No. 26-26-326-001)

A parcel of land situate in the Southwest and Southeast Quarters of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Mustang Trail Way, said point being South 89°59'00" East 256.99 feet along the section line and South 2,768.95 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 145.71 feet along said Westerly Right-of-Way Line;
thence North 54°36'40" West 73.86 feet;
thence South 89°58'07" West 58.34 feet;
thence Westerly 58.90 feet along the arc of a 220.00 foot radius curve to the left (center bears South 00°01'53" East and the chord bears South 82°17'55" West 58.73 feet with a central angle of 15°20'24");
thence South 01°45'46" East 113.11 feet;
thence South 12°47'51" East 17.96 feet;
thence Southwesterly 15.19 feet along the arc of a 60.00 foot radius curve to the left (center bears South 2°29'05" West and the long chord bears South 85°13'57" West 15.15 feet with a central angle of 14°30'16");
thence North 12°47'51" West 17.29 feet;
thence North 01°45'46" West 110.36 feet;
thence Southwesterly 105.92 feet along the arc of a 220.00 foot radius curve to the left (center bears South 19°25'44" East and the chord bears South 56°46'43" West 104.90 feet with a central angle of 27°35'05");
thence Southwesterly 93.20 feet along the arc of a 560.00 foot radius curve to the right (center bears North 47°00'50" West and the chord bears South 47°45'14" West 93.09 feet with a central angle of 09°32'08");
thence South 37°28'42" East 141.98 feet;
thence South 62°29'14" West 67.57 feet;
thence South 69°20'43" West 136.09 feet;
thence Westerly 147.59 feet along the arc of a 680.00 foot radius curve to the right (center bears North 20°39'17" West and the chord bears South 75°33'47" West 147.30 feet with a central angle of 12°26'08");
thence South 00°08'37" West 653.22 feet;
thence South 89°51'23" East 105.00 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°08'37" East and the chord bears North 45°08'37" East 21.21 feet with a central angle of 90°00'00");

thence South 89°51'23" East 11.00 feet;

thence North 00°08'37" East 237.21 feet;

thence South 89°51'23" East 42.00 feet;

thence North 00°08'37" East 84.08 feet;

thence South 89°51'23" East 240.00 feet;

thence North 00°08'37" East 398.54 feet;

thence Northwesterly 34.60 feet along the arc of a 30.00 foot radius curve to the left (center bears North 89°51'23" West and the long chord bears North 32°53'36" West 32.71 feet with a central angle of 66°04'25");

thence Northeasterly 290.98 feet along the arc of a 60.00 foot radius curve to the right (center bears North 24°04'12" East and the long chord bears North 73°00'04" East 78.84 feet with a central angle of 277°51'45");

thence Southwesterly 16.64 feet along the arc of a 30.00 foot radius curve to the left (center bears South 58°04'03" East and the long chord bears South 16°02'17" West 16.43 feet with a central angle of 31°47'20");

thence South 0°08'37" West 418.39 feet;

thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°51'23" East and the chord bears South 44°51'23" East 21.21 feet with a central angle of 90°00'00");

thence South 89°51'23" East 110.00 feet to the Westerly Right-of-Way Line of Mustang Trail Way;

thence South 00°08'37" West 516.34 feet along said Westerly Right-of-Way Line to the Northerly Right-of-Way Line of Herriman Boulevard;

thence along said Northerly Right-of-Way Line the following seven (7) courses:

(1) South 89°56'15" West 7.21 feet;

(2) North 00°02'03" West 10.51 feet;

(3) South 51°25'23" West 32.12 feet;

(4) South 89°56'19" West 500.98 feet;

(5) Southwesterly 134.40 feet along the arc of a 1,026.00 foot radius curve to the left (center bears South 00°03'41" East and the chord bears South 86°11'09" West 134.30 feet with a central angle of 07°30'19");

(6) Southwesterly 117.89 feet along the arc of a 900.00 foot radius curve to the right (center bears North 07°34'00" West and the chord bears South 86°11'09" West 117.81 feet with a central angle of 07°30'19");

(7) South 89°56'19" West 47.14 feet;

thence North 00°08'37" East 156.02 feet;

thence North 89°51'23" West 52.08 feet;

thence North 00°08'37" East 10.08 feet;

thence North 89°56'31" West 153.88 feet;

thence North 00°03'29" East 20.00 feet;

thence South 89°56'31" East 153.91 feet;

thence North 00°08'37" East 682.56 feet;
thence South 89°44'58" West 18.01 feet;
thence North 00°08'37" East 116.00 feet;
thence South 89°44'58" West 25.67 feet;
thence North 00°15'02" West 20.00 feet;
thence North 89°44'58" East 25.80 feet;
thence North 00°08'37" East 29.00 feet;
thence North 89°44'58" East 12.49 feet;
thence North 00°15'02" West 123.00 feet;
thence North 89°44'58" East 110.00 feet;
thence South 87°00'39" East 53.08 feet;
thence North 89°44'58" East 40.06 feet;
thence Easterly 253.63 feet along the arc of a 380.00 foot radius curve to the left (center bears North 00°15'02" West and the chord bears North 70°37'43" East 248.95 feet with a central angle of 38°14'30");
thence North 49°08'12" East 110.12 feet;
thence South 38°31'54" East 116.00 feet;
thence Northeasterly 123.29 feet along the arc of a 280.00 foot radius curve to the right (center bears South 39°36'48" East and the chord bears North 63°00'05" East 122.30 feet with a central angle of 25°13'46");
thence North 20°48'31" West 294.42 feet;
thence North 69°11'29" East 20.00 feet;
thence South 20°48'31" East 297.41 feet;
thence Easterly 49.91 feet along the arc of a 280.00 foot radius curve to the right (center bears South 10°14'42" East and the chord bears North 84°51'42" East 49.85 feet with a central angle of 10°12'49");
thence North 89°58'07" East 57.09 feet;
thence North 55°14'12" East 75.30 feet to the point of beginning.

Contains 760,235 Square Feet or 17.452 Acres

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

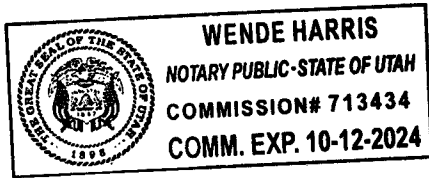
By: 
Name: Emily B. Markham
Its: Manager

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

182898-CP1
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:

14296849 B: 11523 P: 1209 Total Pages: 6
10/04/2024 01:53 PM By: csummers 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. 26-26-151-015, 26-26-151-016, 26-26-151-018,
26-26-301-002, 26-26-301-008, 26-34-100-002, 26-34-100-007
and 26-34-201-006.

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 eight (8) 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, to and under any adjoining streets, rights of way, or easements.

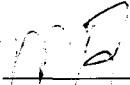
This Deed is subject to any easements, covenants, restrictions, rights of way, conditions and reservations appearing of record and taxes assessed against the Property thereafter and subject to any discrepancies, encroachments, or matters which would be disclosed by an ALTA survey and a thorough physical 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 4, 2024.

GRANTOR:

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

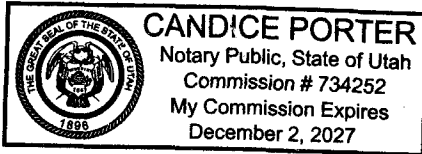
By: 
Name: Mary E. Bastian
Its: Manager

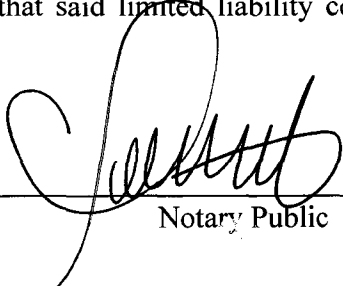
ACKNOWLEDGMENT

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

On this 4 day of October, 2024, personally appeared before me, Mary E. Bastian, 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

GRANTOR:

LAST HOLDOUT PROPERTIES, LLC,
a Utah limited liability company

By: M.E. Bastian
Name: Mary E. Bastian
Its: Manager

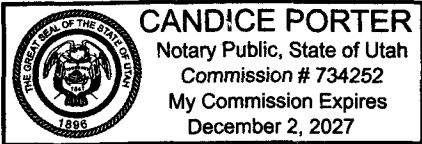
ACKNOWLEDGMENT

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

On this 4 day of October, 2024, personally appeared before me, Mary E. Bastian, 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

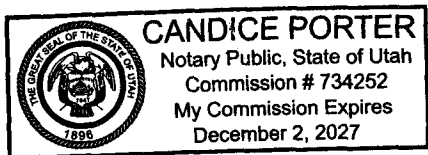
By: MB
Name: Mary E. Bastian
Its: Trustee

ACKNOWLEDGMENT

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

On this 4 day of October, 2024, personally appeared before me, Mary E. Bastian, 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:

A parcel of land situate in the Northwest Quarter of Section 26 and the Northeast Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°59'04" West 957.85 feet along the section line and South 2,328.38 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 80°31'50" West 242.47 feet; thence South 00°08'37" West 572.51 feet; thence South 89°44'57" West 235.01 feet; thence South 00°08'37" West 8.29 feet; thence South 89°44'58" West 134.00 feet; thence South 58°29'10" West 121.25 feet; thence South 67°08'05" West 299.63 feet; thence South 00°08'37" West 53.37 feet; thence North 89°51'23" West 206.00 feet; thence South 00°08'37" West 23.44 feet; thence South 89°44'58" West 151.00 feet; thence South 00°08'37" West 135.44 feet; thence North 89°51'23" West 324.52 feet; thence North 57°25'17" West 71.19 feet; thence North 00°01'04" East 14.31 feet; thence South 89°16'30" East 8.44 feet; thence North 00°03'49" West 648.98 feet; thence South 89°42'49" East 32.48 feet; thence North 00°01'02" East 548.90 feet; thence North 79°49'24" East 84.34 feet; thence Northeasterly 102.57 feet along the arc of a 246.00 foot radius curve to the left (center bears North 10°10'36" West and the chord bears North 67°52'43" East 101.83 feet with a central angle of 23°53'23"); thence North 55°56'01" East 90.32 feet; thence Northeasterly 139.23 feet along the arc of a 144.01 foot radius curve to the right (center bears South 34°03'59" East and the chord bears North 83°37'52" East 133.87 feet with a central angle of 55°23'43"); thence South 68°40'10" East 64.01 feet; thence Southeasterly 302.54 feet along the arc of a 421.00 foot radius curve to the left (center bears North 21°19'50" East and the chord bears South 89°15'24" East 296.07 feet with a central angle of 41°10'27"); thence North 70°09'22" East 39.11 feet; thence Northeasterly 146.98 feet along the arc of a 254.00 foot radius curve to the right (center bears South 19°50'38" East and the chord bears North 86°44'02" East 144.94 feet with a central angle of 33°09'19"); thence South 76°41'19" East 121.16 feet; thence Northeasterly 115.77 feet along the arc of a 246.00 foot radius curve to the left (center bears North 13°18'41" East and the chord bears North 89°49'47" East 114.70 feet with a central angle of 26°57'49"); thence Southeasterly 149.65 feet along the arc of a 154.00 foot radius curve to the right (center bears South 13°39'08" East and the chord bears South 75°48'51" East 143.83 feet with a central angle of 55°40'32"); thence Southeasterly 99.69 feet along the arc of a 796.00 foot radius curve to the left (center bears North 42°01'25" East and the chord bears South 51°33'51" East 99.62 feet with a central angle of 07°10'32"); thence South 54°45'10" East 389.74 feet to the point of beginning.

PARCEL 2:

A parcel of land situate in the Northwest Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, being more particularly described as follows:

Beginning at a point being North 89°30'06" West 2,964.90 feet along the section line and South 684.33 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°27'50" West 641.89 feet to the 1/16 section line, said point being on the established boundary line per the Boundary Line Acknowledgment, recorded March 9, 2020 as Entry No. 13212816 in Book 10907 at Pages 6169-6202 in the Office of the Salt Lake County Recorder; thence along said established boundary the following two (2) courses: (1) North 89°31'34" West 1,027.56 feet; (2) South 00°02'29" West 1,014.89 feet; thence North 89°44'57" West 97.03 feet; thence Northwesterly 888.83 feet along the arc of a 666.00 foot radius curve to the right (center bears North 00°15'03" East and the chord bears North 51°30'58" West 824.32 feet with a central angle of 76°27'58"); thence North 13°16'59" West 410.00 feet; thence Northeasterly 482.16 feet along the arc of a 920.00 foot radius curve to the left (center bears North 16°12'41" West and the chord bears North 58°46'29" East 476.66 feet with a central angle of 30°01'41"); thence North 43°45'38" East 312.20 feet; thence Northeasterly 186.32 feet along the arc of a 1,430.00 foot radius curve to the right (center bears South 46°14'22" East and the chord bears North 47°29'35" East 186.18 feet with a central angle of 07°27'54"); thence North 51°13'33" East 338.36 feet; thence North 38°46'27" West 27.00 feet; thence North 51°13'33" East 20.55 feet; thence Northeasterly 71.19 feet along the arc of a 957.00 foot radius curve to the right (center bears South 38°46'27" East and the chord bears North 53°21'25" East 71.17 feet with a central angle of 04°15'44"); thence South 34°30'43" East 30.00 feet; thence Northeasterly 79.20 feet along the arc of a 2,076.00 foot radius curve to the left (center bears North 34°30'43" West and the chord bears North 54°23'42" East 79.20 feet with a central angle of

02°11'09"); thence Northeasterly 42.03 feet along the arc of a 50.00 foot radius curve to the right (center bears South 36°41'53" East and the chord bears North 77°23'09" East 40.81 feet with a central angle of 48°10'03"); thence Southeasterly 110.96 feet along the arc of a 348.50 foot radius curve to the right (center bears South 11°28'11" West and the chord bears South 69°24'34" East 110.49 feet with a central angle of 18°14'31"); thence South 59°29'56" East 41.71 feet; thence Southeasterly 456.86 feet along the arc of a 873.00 foot radius curve to the left (center bears North 30°26'54" East and the chord bears South 74°32'38" East 451.67 feet with a central angle of 29°59'04"); thence South 89°32'10" East 93.23 feet to the point of beginning.