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12/05/2018 08:59 AM \$21.00  
Book - 10735 Pg - 9354-9358  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
NADER HEYDAYIAN  
77 GRACE STREET  
SAN FRANCISCO CA 94103  
BY: MBA, DEPUTY - MI 5 P.

After recording return to and  
Send Tax Notices to:  
Nader Heydayian  
77 Grace Street  
San Francisco, CA 94103

**SPECIAL WARRANTY DEED**

SCOTT PELICHOFF AND LYNN PELICHOFF, joint tenants as to a 50% interest, and NADER HEYDAYIAN AND HAMIDEH NOURI, AS TRUSTEES OF THE 2005 HEYDAYIAN/ NOURI FAMILY TRUST DATED SEPTEMBER 26<sup>TH</sup>, 2005, as to a 50% interest (collectively "Grantors"), hereby CONVEY AND WARRANT against all claiming by, through or under them to PH UTAH, LLC, a Utah limited liability company with an address at 77 Grace Street, San Francisco, California, ("Grantee"), for good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:


**Lot 42, 43, 44 and 45, Block 3, South Main Street addition, Plat "A" according to the official plat thereof, filed in Book "C" of plats, at Page 60 of the Official Records of the Salt Lake County Recorder.**

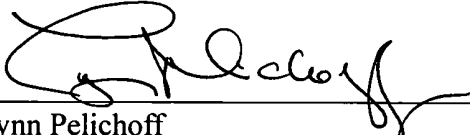
Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes.

**TAX ID NUMBER 15-13-231-022**

IN WITNESS WHEREOF, the Grantors have caused this instrument to be duly executed this 21 day of November, 2018.

*[remainder of page left blank to accommodate signatures]*

  
\_\_\_\_\_  
Scott Pelichoff

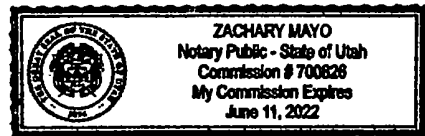
  
\_\_\_\_\_  
Lynn Pelichoff

STATE OF UTAH                    )  
  )§ss.  
COUNTY OF SALT LAKE    )

On this 21st day of November, 2018, before me, the undersigned Notary Public, personally appeared Scott Pelichoff and Lynn Pelichoff, personally known to me to be the persons whose names are subscribed to the within instrument, who duly acknowledged to me that they executed the within and foregoing instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC

Residing at: UPS Store #1986  
My Commission Expires: June 11, 2022



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San Francisco, CA 94103

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*[remainder of page left blank to accommodate signatures]*



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

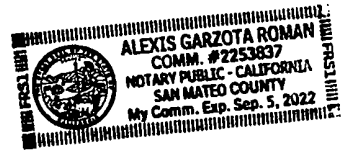
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of San Mateo }

On 11/26/18 before me, Alexis Garzota Roman, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared NADAR HEYDARTIAN AND  
Name(s) of Signer(s)  
HAMIDEH NOURI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document  
Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)  
Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian of Conservator  Trustee  Guardian of Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_