

13970784 B: 11348 P: 8245 Total Pages: 3
06/15/2022 04:40 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: INTEGRATED TITLE INSURANCE SERVICES, LLC (MAIN)
1092 E SOUTH UNION AVEMIDVALE, UT 840472902

When Recorded, Mail Deed and Tax Notice To:

2725 Comanche Drive
Salt Lake City, UT 84107

WARRANTY DEED

SHIRAZ INVESTMENT, LLC, of Salt Lake City, Salt Lake County, Utah, GRANTORS,

Hereby CONVEY(S) and WARRANT(S) to

S. Jalal Mirrafie as to an undivided 25.18% interest, Keyhan Koohgivi as to an undivided 15.66% interest, Kamal Islami as to an undivided 17.57% interest, Jalal Islami, as to an undivided 17.57% interest, Mehran Tahmassebi, as to an undivided 14.01% interest and Mahrokh Akbarian, as to an undivided 10.01% interest, of Millcreek, Salt Lake County, Utah, GRANTEES,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Salt Lake County, State of Utah, to-wit:

See Attached Exhibit "A"

Tax Parcel No.: 22-05-176-002 and 22-05-176-004

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

WITNESS the hand of said grantor(s), this 15 day of June, 2022.

SHIRAZ INVESTMENT, LLC

BY: [Signature]
Jalál Mirrafie
Manager

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 15th of June, 2022, personally appeared before me Jalal Mirrafie who being duly sworn did say that he/she/they is the Manager of SHIRAZ INVESTMENT, LLC and that said instrument was signed in behalf of said limited liability company by authority and said Jalal Mirrafie acknowledged to me that he/she/they, as such Manager, executed the same in the name of the limited liability company.

[Signature]
Notary Public - Amber L. Quinn

Commission Expires: 12/15/2023
Commission No.: 709306

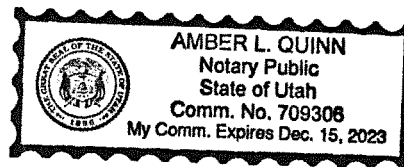


EXHIBIT "A"

PARCEL 1:

BEGINNING North 00°05'44" East 810.89 feet from the Southeast Corner of Lot 1, Block 5, TEN ACRE PLAT "A", BIG FIELD SURVEY and running thence North 00°05'44" East 151.54 feet; thence North 89°59'10" West 355 feet; thence South 00°05'44" West 151.54 feet; thence South 89°55'10" East 355 feet to the point of beginning.

Less and excepting therefrom a parcel of land in fee for the widening of the existing 900 East Street known as Project No. F-2180(3)1, being part of an entire tract of property situate in Lot 16 of Block 5 of the Ten Acre Plat "A" BIG FIELD SURVEY, in the SE1/4 NW1/4 of Section 5, T. 2 S., R. 1 E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said entire tract, which corner is 810.89 feet North 00°05'44" East from the Southeast Corner of said Lot 1, said corner is also 843.76 feet North 00°05'44" East along the monument line of said 900 East Street and 33.00 feet North 89°54'16" West from the street monument at the intersection of said State Route 266 (4500 South Street) and said 900 East Street, which corner is also 33.00 feet perpendicularly distant westerly from the control line of said project opposite approximate engineer station 108+43.76; and running thence North 89°54'16" West (North 89°55'10" West by record) 7.00 feet along the southerly boundary line of said entire tract to a line parallel with and 40.00 feet perpendicularly distant westerly from said control line opposite approximate engineer station 108+43.76; thence North 00°05'44" East 136.24 feet along said parallel line to point opposite engineer station 109+80.00; thence North 47°42'20" West 20.30 feet to the southerly right of way line of Rowley Drive at a point 55.00 feet perpendicularly distant westerly from the control line of said project opposite approximate engineer station 109+93.60; thence North 89°55'10" East (South 89°55'10" East by record) 22.07 feet along said southerly right of way line to the northeast corner of said entire tract; thence South 00°05'44" West 149.91 feet along the westerly right of way line said 900 East Street to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel Identification No. 22-05-176-002.

PARCEL 2:

BEGINNING 720.89 feet North and 259 feet West from the Southeast Corner of Lot 1, Block 5, TEN ACRE PLAT "A", BIG FIELD SURVEY and running thence West 96 feet; thence North 90 feet; thence East 96 feet; thence South 90 feet, to the point of beginning.

Parcel Identification No. 22-05-176-004.