

Mail Recorded Deed and Tax Notice To:  
Hashemi1, LLC, a Utah limited liability company  
5951 Melody Lane #311  
Dallas, TX 75231

**13960564 B: 11343 P: 4743 Total Pages: 3**  
**05/27/2022 04:41 PM By: zjorgensen Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

COTTONWOOD

File No.: 157360-BHF

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## WARRANTY DEED

AK Dev, LLC, a Utah limited liability company and FFP5, LLC, a Utah limited liability company

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Hashemi1, LLC, a Utah limited liability company

**GRANTEE(S)** of Dallas, State of Texas

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 15-14-405-019 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 27th day of May, 2022.

AK Dev, LLC, a Utah limited liability company

BY: \_\_\_\_\_

Azhar Ace Allak  
Managing Member

FFP5, LLC, a Utah limited liability company

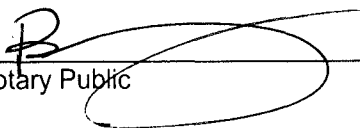
BY: \_\_\_\_\_

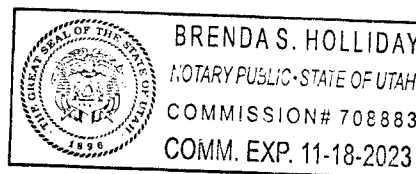
Brent Fisher  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 27th day of May, 2022, before me, personally appeared Azhar Ace Allak, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of AK Dev, LLC, a Utah limited liability company.

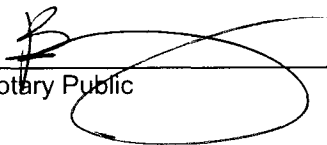
  
\_\_\_\_\_  
Notary Public

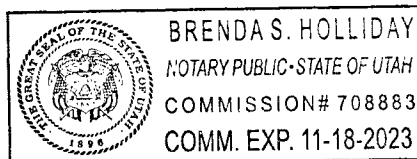


STATE OF UTAH

COUNTY OF SALT LAKE

On this 27th day of May, 2022, before me, personally appeared Brent Fisher, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of FFP5, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning at a point which is South 00°01'59" East, 127.31 feet and West, 2.67 feet from the Northeast corner of Lot 26, Amended Plat of Cannon Subdivision, a subdivision of part of the Southeast quarter of Section 14, Township 1 South, Range 1 West, Salt Lake Base and Meridian, as Entry No. 1339510 in Book "N" of Plats at Page 54; said point also being South 89°59'39" West, along the monument line, 52.02 feet and South, 160.12 feet from street monument located at the intersection of 1700 South and 900 West; said point also being South, 61.47 feet and West, 1818.21 feet from the East quarter of Section 14, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°01'01" East, 80.19 feet; thence South 89°54'29" West, 7.31 feet; thence South 00°01'59" East, 10.02 feet; thence North 89°54'29" East, 7.31 feet; thence South 00°01'01" East, 180.47 feet; thence South 44°56'41" West, 14.14 feet; thence South 89°54'29" West, 177.26 feet; thence North 00°01'59" West, 280.67 feet; thence North 89°54'29" East, 187.33 feet to the point of beginning.