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59 W UNIVERSITY PKWY OREM, UT 84058

APN: 08-34-453-011-0000
File No: STG-94143-LH

**POWER OF ATTORNEY FOR REAL ESTATE TRANSACTION
(Limited and Specific)**

KNOW ALL MEN BY THESE PRESENTS, THAT

Purvish Soni

HAS MADE, CONSTITUTED AND APPOINTED, AND BY THESE PRESENTS DOES HEREBY MAKE, CONSTITUTE AND APPOINT

Arvind Patel

MY TRUE AND LAWFUL ATTORNEY AND IN MY NAME, PLACE AND STEAD TO DO AND PERFORM THE FOLLOWING ACT OR ACTS, WHICH ARE HEREBY LIMITED, HOWEVER, TO THE FOLLOWING DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND FIXTURES LOCATED THEREON: **SEE EXHIBIT "A" ATTACHED HERETO**

TO ASK, DEMAND, SUE FOR, RECOVER, COLLECT, AND RECEIVE ALL SUCH SUMS OF MONEY, DEBTS, AND DEMANDS WHATSOEVER AS ARE NOW OR SHALL HEREAFTER BECOME DUE, OWING, PAYABLE, OR BELONGING TO THE UNDERSIGNED; AND HAVE, USE, AND TAKE ALL LAWFUL WAYS AND MEANS IN THE NAME OF THE UNDERSIGNED, OR OTHERWISE, FOR THE RECOVERY THEREOF, BY LEGAL PROCESS, AND TO COMPROMISE AND AGREE FOR THE SAME, AND GRANT ACQUITTANCES OR OTHER SUFFICIENT DISCHARGES FOR THE SAME, FOR THE UNDERSIGNED, AND IN THE NAME OF THE UNDERSIGNED TO MAKE, SEAL, AND DELIVER THE SAME; TO COMPROMISE ANY AND ALL DEBTS OWING BY THE UNDERSIGNED, AND TO CONVEY, TRANSFER, AND/OR ASSIGN SAID PROPERTY IN SATISFACTION OF ANY DEBT OWING BY ME (EITHER OF US); TO BARGAIN, CONTRACT, AGREE FOR, PURCHASE, RECEIVE, AND TAKE SAID PROPERTY, AND ACCEPT THE SEIZEN AND POSSESSION THEREOF, AND ALL DEEDS, AND OTHER ASSURANCES IN THE LAW THEREFORE; AND TO LEASE, LET, DEMISE, BARGAIN, SELL, REMISE, RELEASE, CONVEY, MORTGAGE, CONVEY IN TRUST, AND HYPOTHECATE SAID PROPERTY, UPON SUCH TERMS AND CONDITIONS, AND UNDER SUCH COVENANTS AS SAID ATTORNEY SHALL THINK FIT; TO EXCHANGE SAID PROPERTY FOR OTHER REAL OR PERSONAL PROPERTY, AND TO EXECUTE AND DELIVER THE NECESSARY INSTRUMENTS OF TRANSFER OR CONVEYANCE TO CONSUMMATE SUCH EXCHANGE; TO EXECUTE AND DELIVER SUBORDINATION AGREEMENTS SUBORDINATING ANY LIEN, ENCUMBRANCE OR OTHER RIGHT IN SAID PROPERTY TO ANY OTHER LIEN, ENCUMBRANCE, OR OTHER RIGHT THEREIN; ALSO TO BARGAIN AND AGREE FOR, BUY, SELL, MORTGAGE, HYPOTHECATE, CONVEY IN TRUST OR OTHERWISE, AND IN ANY AND EVERY WAY AND MANNER DEAL IN AND WITH THE IMPROVEMENTS AND FIXTURES LOCATED ON SAID REAL PROPERTY, INCLUDING AUTHORITY TO UTILIZE BY ELIGIBILITY FOR VA GUARANTY; AND, ALSO, FOR THE UNDERSIGNED AND IN THE NAME AND AS THE ACT AND DEED OF THE UNDERSIGNED, TO SIGN, SEAL, EXECUTE, DELIVER, AND ACKNOWLEDGE SUCH DEEDS, COVENANTS, LEASES, INDENTURES, AGREEMENTS, MORTGAGES, DEEDS OF TRUST, HYPOTHECATIONS, ASSIGNMENTS, NOTES, RECEIPTS, EVIDENCES OF DEBTS, ASSUMPTION AGREEMENTS, SETTLEMENT DOCUMENTS, RELEASES AND SATISFACTIONS OF MORTGAGE, AND SUCH OTHER INSTRUMENTS IN WRITING, OF WHATEVER KIND OR NATURE, AS MAY BE REASONABLE, ADVISABLE, NECESSARY, OR PROPER IN THE PREMISES, BUT ONLY WITH RESPECT TO SAID PROPERTY.

GIVING AND GRANTING UNTO SAID ATTORNEY FULL POWER AND AUTHORITY TO DO AND PERFORM ALL AND EVERY ACT AND THING WHATSOEVER REQUISITE AND NECESSARY TO BE DONE IN AND ABOUT THE PREMISES, AS FULLY TO ALL INTENTS AND PURPOSES AS THE UNDERSIGNED MIGHT OR COULD DO IF PERSONALLY PRESENT, THE UNDERSIGNED HEREBY EXPRESSLY RATIFYING AND CONFIRMING ALL THAT SAID ATTORNEY SHALL LAWFULLY DO OR CAUSE TO BE DONE BY VIRTUE OF THESE PRESENTS.

THIS POWER OF ATTORNEY SHALL NOT BE AFFECTED BY THE DISABILITY OF THE PRINCIPAL.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 15th day of April, 2022

June

[Signature]
Purvish Soni

STATE OF Utah

COUNTY OF SALT LAKE

On this 22nd day of JUNE, 2022, before me KARL A. STONE, a notary public, personally appeared Purvish Soni, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



[Signature]
Notary Public
My Commission Expires: 10-19-2022

EXHIBIT "A": LEGAL DESCRIPTION:

Parcel 1:

Beginning at a point 33.5 feet North of the South quarter corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 476.5 feet; thence East 150 feet; thence North 150 feet; thence East 249.25 feet; thence South 250 feet; thence East 100 feet; thence South 376.5 feet; thence West 499.25 feet to the point of beginning.

Less and Excepting therefrom, a parcel of land as conveyed by that certain Special Warranty Deed, recorded June 14, 2002, as Entry No. 8265327, in Book 8609 at Page 4687, being more particularly described as follows:

Beginning at a point on the East Right of Way line of Redwood Road, said point being North 00°04'28" East 33.50 feet and North 89°56'26" East 18.21 feet and North 1°08'10" West 476.58 feet (476.60 feet measured) from the South Quarter Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 1°08'10" West along the East Right of Way line of Redwood Road 150.03 feet, more or less, to the South Right of Way line of North Temple Street; thence North 89°56'26" East along said South Right of Way line of North Temple Street 180.42 feet; thence South 0°03'08" East 150.00 feet; thence South 89°56'26" West 177.58 feet to the point of beginning.

Parcel 1A:

Together with a non-exclusive Right of Way over the following described property:

Commencing at a point on the South side of North Temple Street 499.25 feet East and 660 feet North of the Southwest corner of the Southeast quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence East 20 feet; thence South 250 feet; thence West 20 feet; thence North 250 feet to the place of Commencement.

As the same is appurtenance to that portion of Parcel 1 lying within the following described:

Commencing at the point on the South side of North Temple Street 499.25 feet East and 660 feet North of the Southwest corner of the Southeast quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence West 100 feet along the South side of North Temple Street; thence South 250 feet; thence East 100 feet; thence North 250 feet to the place of Commencement.

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