

14143582 B: 11439 P: 8533 Total Pages: 3
08/21/2023 04:29 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OATH LAW
1214 E 33RD STTULSA, OK 741052018

PREPARED BY AND RETURN TO:

Oath Law
1214 East 33rd Street
Tulsa, OK 74105

TAXES TO:

Hamid Mirzaakbari,
2688 North 2200 West
Salt Lake, UT 84116

CORRECTION WARRANTY DEED

This CORRECTION DEED, executed on this 14 day of Aug, 2023, to correct the following error:

Tract 1 lists an incorrect legal description and is missing a parcel ID number

In the Warranty Deed, executed on July 10, 2023, and recorded on July 12, 2023, as Entry No: 14128428, Book: 11431, Page: 5457, in the official land records of Salt Lake County, Utah, by **Hamid Mirzaakbari**, an unmarried person, whose address is: 2688 North 2200 West, Salt Lake, Utah 84116 (referred to herein as "Grantor" whether one or more), and **Hamid Mirzaakbari, Trustee of the Mirzaakbari Oath Trust, dated July 10, 2023, and any amendments thereto**, whose address is: 2688 North 2200 West, Salt Lake, Utah 84116 (referred to herein as "Grantee" whether one or more).

WITNESSETH, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby confirm the conveyance effected by above instrument, including all Grantor's right, title, interest, estate and every claim and demand, both at law and in equity, in and to the following property in the County of Salt Lake State of Utah, to-wit:

Legal description attached hereto and made a part hereof as Exhibit "A"

subject to easements, rights of way and restrictions of record, and less and except all oil, gas and other minerals and all rights incident thereto previously conveyed of record, if any.

TO HAVE AND TO HOLD said described premises unto the said Grantee, and Grantee's successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

This instrument includes all the information required in a Memorandum of Trust specified under § 57-1-12 of the Utah Code.

IN WITNESS WHEREOF, executed on the day and year written above.

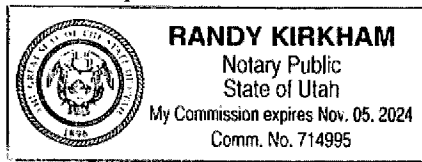

Hamid Mirzaakbari

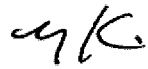
STATE OF UTAH

} SS:

COUNTY OF SALT LAKE

This instrument was acknowledged before me on this 14th day of August, 2023, by Hamid Mirzaakbari, an unmarried person.





(Signature of notarial officer)

(Personalized Seal)

EXHIBIT "A"

TRACT 1:

BEG N 1267.6 FT FR SW COR OF NE 1/4 OF NE 1/4 SEC 16, T 1N, R 1W, S L M; N 234.4 FT; E 929.2 FT; S 234.4 FT; W 929.4 FT TO BEG. 5 AC M OR L.

Parcel ID: 08-09-476-010-0000

Property Address: 2688 North 2200 West, Salt Lake, Utah 84116

Source of Title: Entry No. 9650170, Book 9261, Page 2853 and corrected in Entry No. 9727918, Book 9296, Page 1056

TRACT 2:

Beginning 416.46 feet North from the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 9, Township 1 North, Range 1 West, SLB&M; thence East 333 feet; thence South 22.36 feet more or less; thence West 333 foot; thence North 22.26 feet more or less to the point of beginning. Loss Street.

Also:

Beginning 416.46 FEET North and 333 feet East from the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 9, Township 1 North, Range 1 West, SLB&M; thence East 550 feet; thence North 22.36 feet more or less; thence West 550 feet; thence South 22.36 feet more or less to the point of beginning.

Also:

Beginning 1502 feet North from the Southwest Corner of the Northeast Quarter of Northeast Quarter of Section 16, Township 1 North, Range 1 West, SLB&M; thence North 234.46 feet; thence East 929 feet more or less; thence South 234.46 feet; thence West 929.20 more or less to the point of beginning.

Being 5.45 acres, more or less.

Parcel ID: 08-09-476-031-0000

Property Address: 2704 North 2200 West, Salt Lake, Utah 84116

Source of Title: Entry No. 13148875, Book 10873, Page 5813