

13078508  
9/19/2019 4:18:00 PM \$40.00  
Book - 10833 Pg - 3162-3164  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

City Place Building, LLC  
102 West 500 South  
Salt Lake City, Utah 84401

117004-WHB

Space Above for Recorder's Use

## WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, City Place Building, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS to Rouhollah Hakakian a/k/a Ron Hakakian as a tenant in common with a 37.5% interest, to Jack Simantob as a tenant in common with a 21.25% interest, to Edmond Simantob as a tenant in common with a 21.25% interest, to Si Sakhai as a tenant in common with a 7.5% interest, and to Refoua, LLC as a tenant in common with a 12.5% interest the following property located in Salt Lake County, Utah:

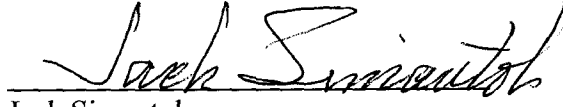
**BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 7 RODS; THENCE WEST 10 RODS; THENCE SOUTH 7 RODS; THENCE EAST 10 RODS TO THE PLACE OF BEGINNING**

Tax ID No. 15-01-429-012

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

WITNESS, the hand of said Grantor has caused this deed to be executed as of the 2<sup>nd</sup> day of January, 2018.

  
Ron Hakakian  
Manager, City Place Building, LLC

  
Jack Simantob  
Manager, City Place Building, LLC

ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.

ACKNOWLEDGMENT

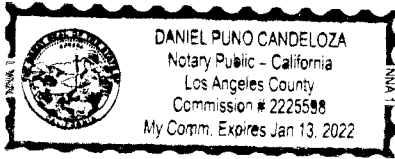
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 : SS  
COUNTY OF LOS ANGELES)

On January 2, 2018, before me, Daniel Puno Candezo, Notary Public, a notary public, personally appeared Ron Hakakian who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person 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.



[Handwritten Signature]  
Signature of Notary Public

ACKNOWLEDGMENT

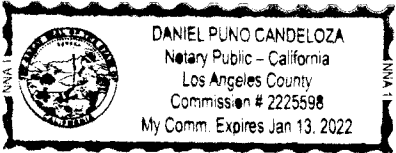
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


STATE OF CALIFORNIA    )  
  : SS  
COUNTY OF LOS ANGELES)

On January 2, 2018, before me, Daniel Puno Candeloza, Notary Public, a notary public, personally appeared Jack Simantob who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person 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 of Notary Public

Mail Recorded Deed and Tax Notice To:  
Acceptance LLC  
1961 South La Cienega Blvd.  
Los Angeles, CA 90034

13162939  
1/3/2020 2:55:00 PM \$40.00  
Book - 10881 Pg - 2628-2630  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 118261-WHB

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## WARRANTY DEED

**Rouhollah Hakakian a/k/a Ron Hakakian**

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

**Acceptance LLC, a Utah limited liability company, as to a 37.5% interest**

**GRANTEE(S)** of Los Angeles, State of California

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:

Beginning at the Southeast corner of Lot 1, Block 41, Plat "A", Salt Lake City Survey and running thence North 7 rods; thence West 10 rods; thence South 7 rods; thence East 10 rods to the place of beginning.

**TAX ID NO.:** 15-01-429-012 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this \_\_\_\_ day of January, 2020.

READ AND APPROVED:

Rouhollah Hakakian a/k/a Ron Hakakian

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of January, 2020 by Rouhollah Hakakian.

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

*please see attached acknowledgment*

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

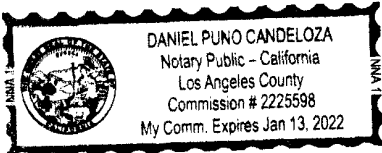
1 \_\_\_\_\_  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 \_\_\_\_\_  
 5 \_\_\_\_\_  
 6 \_\_\_\_\_

*Signature of Document Signer No. 1*                      *Signature of Document Signer No. 2 (if any)*

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 Los Angeles

Subscribed and sworn to (or affirmed) before me  
 on this 2nd day of January, 2020,  
 by Ron Hakakian  
Date                      Month                      Year



(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence  
 to be the person(s) who appeared before me.

Signature *[Signature]*  
Signature of Notary Public

*Seal*  
 Place Notary Seal Above

**OPTIONAL**

*Though this section is 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: \_\_\_\_\_ Document Date: \_\_\_\_\_  
 Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_