



W3079007

MAIL TAX NOTICE TO:

Jayhoun Saissan
8812 S. Sutton Way
Cottonwood Heights, UT 84121

E# 3079007 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
24-Aug-20 0439 PM FEE \$40.00 DEP DAC
REC FOR: STEWART TITLE INSURANCE AGENCY OF
ELECTRONICALLY RECORDED

WARRANTY DEED

ARMITA, LLC, a Utah Limited Liability Company
hereby CONVEY(S) AND WARRANT(S) to

GRANTOR,

Jayhoun S. Saissan,
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of
land in Weber County, State of Utah described as follows:

GRANTEE,

See Exhibit "A" attached hereto and made a part hereof.


Tax ID. No. 02-050-0008 and 02-050-0017

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way,
Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 24th day of August, 2020.


ARMITA, LLC, a Utah Limited Liability Company

By: 
Jayhoun Saissan, manager

By: 
Nooshin Ahmadzadeh, manager

State of Utah
County of Salt Lake

On this 24th day of August, 2020, personally appeared before me, the undersigned Notary Public, personally appeared Jayhoun Saissan and Nooshin Ahmadzadeh, managers of ARMITA, LLC, a Utah Limited Liability Company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: 8/27/24

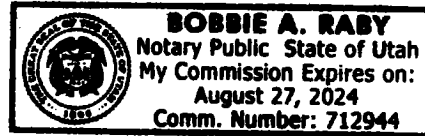


EXHIBIT "A" LEGAL DESCRIPTION

The land referred to herein is situated in the County of Weber, State of Utah, and is described as follows:

Parcel 1: 02-050-0008 & 02-050-0017

Part of Lots 6 and 8, Block 66, PLAT 'C', OGDEN CITY SURVEY, Weber County, Utah: Beginning at a point 264 feet North from the Southwest corner of said Lot 8 and running thence North 136.12 feet to the Northwest corner of that parcel deeded by Warranty Deed recorded May 5, 1998 as Entry No. 1542158, in Book 1926, Page 1626 of Official Records (lot line adjustment), said point being 400.12 feet North from the Southwest corner of said Lot 8, running thence East 100.50 feet, thence South 6.00 feet, thence East 229.50 feet to the East line of said Lot 6, thence South 130.12 feet, more or less, to a point 264 feet North of the South line of said Lot 8, thence West 330 feet to the point of beginning.



W3079008

MAIL TAX NOTICE TO:

Jayhoun Saissan
8812 S. Sutton Way
Cottonwood Heights, UT 84121

E# 3079008 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
24-Aug-20 0439 PM FEE \$40.00 DEP DA
REC FOR: STEWART TITLE INSURANCE AGENCY OF
ELECTRONICALLY RECORDED

WARRANTY DEED

Jayhoun Saissan,
hereby CONVEY(S) AND WARRANT(S) to

GRANTOR,


Jayhoun S. Saissan,
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of
land in Weber County, State of Utah described as follows:

GRANTEE,

See Exhibit "A" attached hereto and made a part hereof.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way,
Covenants, Conditions and Restrictions now of record.

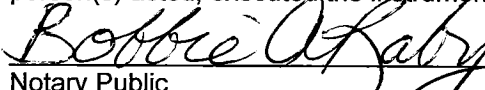
WITNESS, the hand of said grantor this 24th day of August, 2020.



Jayhoun Saissan

State of Utah
County of Salt Lake

On this 24th day of August, 2020, personally appeared before me, the undersigned Notary Public,
personally appeared Jayhoun Saissan personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and
that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.



Notary Public
My commission expires: 8/27/24

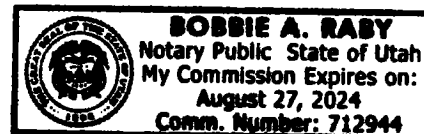


EXHIBIT "A" LEGAL DESCRIPTION

The land referred to herein is situated in the County of Weber, State of Utah, and is described as follows:

Parcel 2: 02-064-0001

Part of Lot 8, Block 66, PLAT 'C', OGDEN CITY SURVEY, Weber County, Utah: Beginning at a point 76 feet North of the Southwest corner of said Lot 8, running thence East 218.8 feet, thence North 105.5 feet, thence East 111.2 feet, thence North 82.5 feet, thence West 330 feet, thence South 188 feet to the point of beginning.

Parcel 2A:

A right of way created in that Warranty Deed recorded January 16, 1906 in Book 51, Page 33 over and across the following described property: Beginning at a point 218.8 feet East of the Southwest corner of Lot 8, Block 66, Plat C, Ogden City Survey and running thence East 10 feet, thence North 181.5 feet, thence West 10 feet, thence South 181.5 feet to the point of beginning.

Parcel 3: 02-064-0011

Part of Lot 8, Block 66, PLAT 'C', OGDEN CITY SURVEY, Weber County, Utah: Beginning 228.8 feet East and 151.5 feet North from the Southwest corner of said Lot 8, running thence North 30 feet, thence East 30 feet, thence South 30 feet, thence West 30 feet to the point of beginning.

Parcel 3A:

A right of way created in that Warranty Deed recorded January 21, 1908 in Book 54, Page 405 over and across the following described property: Beginning at a point 218.8 feet East of the Southwest corner of Lot 8, Block 66, Plat 'C', Ogden City Survey and running thence North 181.5 feet, thence East 10 feet, thence South 30 feet, thence East 101.2 feet, thence South 21 feet, thence West 101.2 feet, thence South 130.5 feet, thence West 10 feet to the point of beginning.

Parcel 4: 02-064-0009

Part of Lot 8, Block 66, PLAT 'C', OGDEN CITY SURVEY, Weber County, Utah: Beginning at a point 151.5 feet North of the Southeast corner of said Lot 8 and running thence West 31.2 feet, thence North 30 feet, thence East 31.2 feet, thence South 30 feet to the point of beginning.

Parcel 4A:

A right of way created in that certain Warranty Deed recorded January 26, 1911 in Book 64, Page 318 over and across the following described property: Beginning at a point 101.2 feet West of the Southeast corner of Lot 8, Block 66, Plat 'C', Ogden City Survey and running thence North 130.5 feet, thence East 101.2 feet, thence North 21 feet, thence West 101.2 feet, thence North 30 feet, thence West 10 feet, thence South 181.5 feet, thence East 10 feet to the point of beginning.

Parcel 6: 02-064-0007

Part of Lot 8, Block 66, PLAT 'C', OGDEN CITY SURVEY, Weber County, Utah: Beginning 254.8 feet East of the Southwest corner of said Lot 8, running thence North 130.5 feet, thence East 41.4 feet, thence South 130.5 feet, thence West 41.4 feet to the point of beginning.

Parcel 6A:

A right of way created in that certain Warranty Deed recorded January 26, 1911 in Book 64, Page 318 over and across the following described property: Beginning at a point 101.2 feet West of the Southeast corner of Lot 8, Block 66, Plat 'C', Ogden City Survey and running thence North 130.5 feet, thence East 101.2 feet, thence North 21 feet, thence West 101.2 feet, thence North 30 feet, thence West 10 feet, thence South 181.5 feet, thence East 10 feet to the point of beginning.

Parcel 7: 02-064-0008

Part of Lot 8, Block 66, PLAT 'C', OGDEN CITY SURVEY, Weber County, Utah: Beginning at a point 296.2 feet East of the Southwest corner of said Lot 8, running thence North 130.5 feet, thence East 33.8 feet, thence South 130.5 feet, thence West 33.8 feet to the point of beginning.

Parcel 7A:

A right of way created in that certain Warranty Deed recorded January 26, 1911 in Book 64, Page 318 over and across the following described property: Beginning at a point 101.2 feet West of the Southeast corner of Lot 8, Block 66, Plat 'C', Ogden City Survey and running thence North 130.5 feet, thence East 101.2 feet, thence North 21 feet, thence West 101.2 feet, thence North 30 feet, thence West 10 feet, thence South 181.5 feet, thence East 10 feet to the point of beginning.



W2320618

E# 2320618 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
08-FEB-08 12:09 PM FEE \$12.00 DEP JC
REC FOR: UTAH COMMERCIAL TITLE
ELECTRONICALLY RECORDED

Recording Requested by:

AFTER RECORDING RETURN TO:
Jayhoun S. Saissan
1956 Washington Blvd.
Ogden, Utah 84401

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

QUITCLAIM DEED

A.P.N.: 02-064-0003 *af*

Jayhoun S. Saissan and Afsaneh A. Afnani, husband wife as joint tenants, Grantor, of Weber County, State of Utah, hereby QUITCLAIMS to Jayhoun S. Saissan, Grantee, of Weber County, State of Utah, for the sum of Ten dollars and other good and valuable consideration DOLLARS (\$10.00), the following described tract of land in Weber County, State of Utah, to-wit:

LOT 8, BLOCK 66, PLAT C, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. BEGINNING AT A POINT 50 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8, AND RUNNING THENCE NORTH 75 FEET, THENCE EAST 110 FEET, THENCE SOUTH 76 FEET TO THE NORTH LINE OF 20TH STREET, THENCE WEST ALONG THE NORTH LINE OF 20TH STREET 110 FEET TO THE PLACE OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this February 07, 2008.

J. Saissan
Jayhoun S. Saissan

A. Afnani
Afsaneh A. Afnani

Utah
DL# 150924734

Utah
DL# 170236698

COURTESY RECORDING

THIS DOCUMENT IS BEING RECORDED SOLELY AS A COURTESY AND AN ACCOMMODATION TO THE PARTIES NAMED HEREIN UTAH COMMERCIAL TITLE HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY

A.P.N.: 02-064-0003

Quitclaim Deed - continued

File No.: 333-4673102 (cy)
Date: February 07, 2008

STATE OF UT)


County of Weber)

)
)ss.
)

On 2-7-2008, before me, the undersigned Notary Public, personally appeared **Jayhoun S. Saissan and Afsaneh A. Afnani**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:



Notary Public





W2320627

E# 2320627 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
08-FEB-08 12:41 PM FEE \$12.00 DEP JC
REC FOR: UTAH COMMERCIAL TITLE
ELECTRONICALLY RECORDED

Recording Requested by:

AFTER RECORDING RETURN TO:
Jayhoun S. Saissan
1956 Washington Blvd.
Ogden, Utah 84401

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

QUITCLAIM DEED

A.P.N.: 02-064-0003 *q r*

Jayhoun S. Saissan and Afsaneh A. Afnani, husband wife as joint tenants, Grantor, of Weber County, State of Utah, hereby QUITCLAIMS to Jayhoun S. Saissan, Grantee, of Weber County, State of Utah, for the sum of Ten dollars and other good and valuable consideration DOLLARS (\$10.00), the following described tract of land in Weber County, State of Utah, to-wit:

1
LOT 8, BLOCK 66, PLAT C, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. BEGINNING AT A POINT 50 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8, AND RUNNING THENCE NORTH 75 FEET, THENCE EAST 110 FEET, THENCE SOUTH 76 FEET TO THE NORTH LINE OF 20TH STREET, THENCE WEST ALONG THE NORTH LINE OF 20TH STREET 110 FEET TO THE PLACE OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this February 07, 2008.

Jayhoun S. Saissan
Jayhoun S. Saissan

A. Afnani
Afsaneh A. Afnani

Utah
DL# 1509241734

Utah
DL# 170236698

COURTESY RECORDING
THIS DOCUMENT IS BEING RECORDED SOLELY AS A COURTESY AND AN ACCOMMODATION TO THE PARTIES NAMED HEREIN UTAH COMMERCIAL TITLE HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY

A.P.N.: 02-064-0003

Quitclaim Deed - continued

File No.: 333-4673102 (cy)
Date: February 07, 2008

STATE OF UT


)
)ss.
)

County of Weber

On 2-7-2008, before me, the undersigned Notary Public, personally appeared **Jayhoun S. Saissan and Afsaneh A. Afvani**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:



Notary Public





E# 2710500 PG 1 OF 1
ERNEST D ROWLEY, WEBER COUNTY RECORDER
14-Nov-14 1212 PM FEE \$10.00 DEP SY
REC FOR: FIRST AMERICAN - FOOTHILL
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Company, LLC
2733 East Parley's Way, Suite 208
Salt Lake City, UT 84109
(801)463-2755

AFTER RECORDING RETURN TO:
Jayhoun S. Saissan

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

QUITCLAIM DEED

Escrow No. 063-5647822(mm)
A.P.N.: 02-064-0003

Afsameh A. Afnani, Grantor, of Pinellas County, State of FLORIDA, hereby
QUITCLAIMS to Jayhoun S. Saissan, Grantee, of Weber County, State of Utah, for the sum
of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of
land in Weber County, State of Utah, to-wit:

PARCEL 1:

**PART OF LOT 8, BLOCK 66, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER
COUNTY RECORDER'S OFFICE:**

**BEGINNING AT A POINT 50 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8; AND
RUNNING THENCE NORTH 76 FEET; THENCE EAST 110 FEET; THENCE SOUTH 76 FEET TO THE
NORTH LINE OF 20TH STREET; THENCE WEST ALONG THE NORTH LINE OF 20TH STREET 110
FEET TO THE PLACE OF BEGINNING.**

**This QuitClaim Deed is given to release all equitable right, title, and interest in and to said
property by virtue of said Divorce Decree Case Number 084900238 dated March 14, 2008.**

Witness, the hand(s) of said Grantor(s), this November 12, 2014.

Afsameh A. Afnani
Afsameh A. Afnani

State of Florida
County of Pinellas

Subscribed and sworn to or affirmed
Before me this 11/21/14 by Afsameh Afnani
who is personally known to me or
has/have produced ID as identification



Notary Signature

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