

EXHIBIT "A"
File No. 0602046M

Beginning at a point 4.98 feet North and 400.33 feet West of the Southeast corner of the Southeast Quarter of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian; and thence running North 234.4 feet; thence West 929.9 feet; thence South 234.4 feet; East 929.9 feet to the place of beginning.

Parcel No. 08-09-476-010

9650170
03/01/2006 11:31 AM \$12.00
Book - 9261 Pg - 2853-2854
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
TITLE & ESCROW INS AGENCY
5250 S COMMERCE DR STE 101
MURRAY UT 84107
BY: NEH, DEPUTY - WI 2 P.

SEND TAX NOTICES TO:
N **HAMID MIRZAAKBARI**
2688 North 2200 West
Salt Lake City, UT 84116

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is given this 24 day of Feb., 2006, by

JERRY LEE WALKER, THOMAS D. WALKER AND DEBRA ANN MADSEN Grantor(s)

who hereby conveys without warrant except as to any claims by or through grantor to:

HAMID MIRZAAKBARI Grantee(s)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee(s), the receipt and sufficiency of which are hereby acknowledged, the following real property, in SALT LAKE County, Utah, described as follows:

SEE EXHIBIT "A" ATTACHED

Grantor conveys "AS IS" with no warranties expressed or implied as to the physical condition of the property. By recording this conveyance, Grantees acknowledge that they have inspected the property and accept the property "AS IS" and are not relying on any representations made by Grantor or anyone acting for or on behalf of Grantor. All the terms of the Purchase Contract, including addenda, merge with this deed and are completely extinguished.,

SUBJECT TO easements, restrictions, rights-of-way and reservations of record.

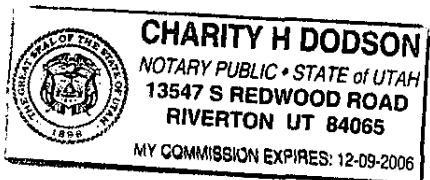
IN WITNESS WHEREOF, GRANTOR(S) has/have caused this **Special Warranty Deed** to be executed the day and year first above written.

Jerry Lee Walker
Debra Ann Madsen
JERRY LEE WALKER
DEBRA ANN MADSEN

Jerry Lee Walker
POA Thomas D. Walker
THOMAS D. WALKER

STATE OF Utah)
COUNTY OF ~~Salt Lake~~ Salt Lake) SS:

On the 24 day of Feb., 2006, appeared before me **JERRY LEE WALKER, THOMAS D. WALKER AND DEBRA ANN MADSEN** and acknowledged that he/she/they executed the foregoing instrument.



Charity H Dodson
NOTARY PUBLIC

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Parcel No. 08-09-476-010

13148875
12/17/2019 12:27:00 PM \$40.00
Book - 10873 Pg - 5813-5814
RASHELLE HOBBS
Recorder, Salt Lake County, UT
STEED TITLE INSURANCE AGENCY
BY: eCASH, DEPUTY - EF 2 P.

MAIL TAX NOTICE TO

Hamid Mirzaakbari

2200 N. 2200 W.
SLC, UT 84110

File Number: SS-19-1473

Warranty Deed

GRANTOR(S): JD Redevelopment, LLC

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Hamid Mirzaakbari

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake** County, State of Utah:

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 feet; thence North 22.26 feet more or less to the point of beginning. Less 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.

Tax Parcel No.: 08-09-476-031

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants Conditions and Restrictions now of record.

WITNESS, the hand(s) of the Grantor(s), this 16th day of December, 2019.

JD Redevelopment, LLC

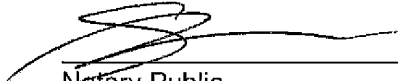
By: 
Jonathan Brown, Member

State of Utah }

County of Salt Lake}

On this 16 day of December, 2019, personally appeared before me,
Jonathan Brown, Member of JD Redevelopment, LLC, the signer of the above instrument,
who duly acknowledged before me that he executed the same.

Witness my hand and official seal


Notary Public

