14273724 B: 11509 P: 9684 Total Pages: 1 08/07/2024 01:35 PM By: BGORDON Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: CUTLER RILEY LAW

11681 S 700 E STE 150DRAPER, UT 840202002

Recorded at the Request of, And Return and Send Tax Statements to:

TOURAJ AHMADZADEH, Trustee 11095 S 2125 E SANDY, UT 84092

## WARRANTY DEED (Special)

TOURAJ SEISAN AHMADZADEH, Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, hereby Conveys and Warrants against all claiming by, through or under TOURAJ AHMADZADEH, as Trustee of the TOURAJ TRUST, dated the 30th day of July 2024, as may be amended or restated, Grantee, as to a fifty percent (50%) undivided right, title and interest in and to the following described tract(s) of land in SALT LAKE County, State of Utah:

BEG 1 FT W FR NW COR OF LOT 7, BLK 57, PLAT C, SLC SUR; S 127.5 FT; E 124 FT; N 127.5 FT; W 124 FT TO BEG. LESS AND EXCEPTING, BEG S 89°58'38" W 1 FT FR SAID NW COR LOT 7; N 89°58'35" E 124 FT; S 00°00'35" E 9.41 FT; W 124 FT; N 00°00'55" W 9.36 FT TO BEG. 0.33 AC M OR L 5614-1046 THRU 1053,1058 6157-1304 6372-1344 6407-2574 9350-2308

TAX ID NO.: 08-35-456-040-0000

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to current year taxes and thereafter.

WITNESS the hand of said Grantor this 30th day of July 2024.

**GRANTOR:** 

TOURAJ SEISAN AHMADZADEH

State of Utah ) :ss.
County of Salt Lake )

The foregoing instrument was acknowledged before me this 30th day of July 2024, by TOURAJ

SEISAN AHMADZADEH, as Grantor.

JUSTIN H. RILEY

NOTARY PUBLIC: STATE OF UTAH

Ny Commission Expires December 17, 2027

COMMISSION NUMBER 734570

NOTARY PUBLIC Residing at: Draper, UT

My commission expires: 12/17/2027