

14287012 B: 11517 P: 5102 Total Pages: 5
09/11/2024 02:47 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PROSPECT TITLE INSURANCE
2100 WEST PLEASANT GROVE BLVD PLEASANT GROVE, UT 84062

RECORDING REQUESTED BY &
WHEN RECORDED, MAIL TO:

Kirton McConkie
Attn: Bryce K. Dalton
50 E. South Temple, Suite 400
Salt Lake City, UT 84111

Parcel Nos. 33-13-300-012, 33-14-400-005 and 33-23-200-001

107973-24

(space above for Recorder's use)

QUITCLAIM DEED

UNIFIED BUSINESS ALLIANCE LLC, a Utah limited liability company ("**Grantor**"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby quitclaims to MATTHEW QUILLIN Agent and Attorney-In-Fact for Martha Quillin ("**Grantee**"), having an address of 125 Chadwick Way, Folsom, California 95630, an undivided 6.6667% interest, as a tenant in common, in the following described tract of land located in Salt Lake County, State of Utah (the "**Property**");

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all easements, improvements, fixtures, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto; and together with all improvements located thereon, but excluding any water rights or any other interests in or to water, and any right, title or interest in or to minerals or mineral rights.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, rights-of-way, and all other encumbrances appearing of record or enforceable in law and equity, zoning and other governmental regulations and restrictions, legal highways, and taxes and assessments for the current year and thereafter.


[Signature and Acknowledgment Follow]

**SIGNATURE PAGE
TO
QUITCLAIM DEED**

IN WITNESS WHEREOF, notwithstanding the actual date of execution and recording, Grantor has executed this quitclaim deed to be effective as of the 30 day of AUGUST 2024.

GRANTOR:


UNIFIED BUSINESS ALLIANCE LLC,
a Utah limited liability company

By: 
Name: Ed Axley
Its: MANAGER

STATE OF UTAH)
 IN UTAH) ss.
COUNTY OF SALT LAKE)

On this 30 day of AUGUST 2024, before me a notary public, personally appeared Ed Axley, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed that he is the Manager of UNIFIED BUSINESS ALLIANCE LLC, a Utah limited liability company, and that said document was signed by him in behalf of said Company and that said Company executed the same.

Witness my hand and official seal.


Notary Public



SIGNATURE PAGE
TO
QUITCLAIM DEED

IN WITNESS WHEREOF, notwithstanding the actual date of execution and recording, Grantor has executed this quitclaim deed to be effective as of the 30 day of AUGUST 2024.

GRANTOR:

UNIFIED BUSINESS ALLIANCE LLC,
a Utah limited liability company

By: [Signature]
Name: Scott Briggs
Its: manager

STATE OF UTAH)
Utah) ss.
COUNTY OF SALT LAKE)

On this 30th day of AUGUST 2024, before me a notary public, personally appeared Scott Briggs, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed that he is the Manager of UNIFIED BUSINESS ALLIANCE LLC, a Utah limited liability company, and that said document was signed by him in behalf of said Company and that said Company executed the same.

Witness my hand and official seal.

[Signature]
Notary Public



**SIGNATURE PAGE
TO
QUITCLAIM DEED**

IN WITNESS WHEREOF, notwithstanding the actual date of execution and recording, Grantor has executed this quitclaim deed to be effective as of the 3 day of September 2024.

GRANTOR:

UNIFIED BUSINESS ALLIANCE LLC,
a Utah limited liability company

By: [Signature]
Name: Arnim Way
Its: member

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 3 day of September 2024, before me a notary public, personally appeared Arnim Way, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed that he is the Manager of UNIFIED BUSINESS ALLIANCE LLC, a Utah limited liability company, and that said document was signed by him in behalf of said Company and that said Company executed the same.

Witness my hand and official seal.

[Signature]
Notary Public



**EXHIBIT A
TO
QUITCLAIM DEED**

(Legal Description of the Property)

The following described tracts of land in Salt Lake County, State of Utah:

Parcel 1:

Beginning at a point North 709.91 feet and West 2734.88 feet from the South 1/4 Corner of Section 13, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 61°44'57" East 420.15 feet; thence South 777.16 feet; thence West 294.00 feet; thence North 260.00 feet; thence North 45°30'00" West 414.00 feet; thence Northeasterly along a 5931.14 foot radius curve to the right 479.00 feet (Chord Bearing North 27°13'49" East 479.00 feet) to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of a public street and/or right of way and re-located railroad.

Parcel 2:

Commencing at the Southeast Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Westerly 410.41 Feet More or Less to Union Pacific Railroad Right of Way; Northeasterly 320.11 Feet More or Less; Southeasterly 414 Feet More or Less to beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of a public street and/or right of way.

Parcel 3:

Commencing at the Northeast Corner of Section 23, Township 4 South, Range 1 West, Salt Lake Meridian, South 260 Feet; West to Railroad Right Of Way; North 20°31'08" East 274.39 Feet; East 410.41 Feet to Beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of a public street and/or right of way.

TOGETHER WITH a Non-Exclusive Non-Public Right-of Way described as follows:

Beginning at a point on the easterly line of the Union Pacific Railroad right-of-way, which point is North