

Recorded at Request of \_\_\_\_\_  
at \_\_\_\_\_, Fee Paid \$ \_\_\_\_\_  
by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref: \_\_\_\_\_

Mail Tax Notice to: Kho Shirzad

Address: 869 East 4500 South, #153, Murray Utah 84107

3523150

BK 8224 PG 787

## QUIT CLAIM DEED

**1550 Associates, LLC**, of County of Salt Lake, State of Utah, hereby **QUIT-CLAIM** to:

**BAILEY VENTURES OF UTAH, LLC**, a Utah Limited company, fifteen (15%) per cent, **LANCER INDUSTRIES INC.**, An Illinois corporation, fifteen (15%) per cent, **PLYMOUTH PROPERTIES, LLC**, a Utah limited liability company, ten (10%) percent, **KHOSROW SHIRZAD CHARITABLE REMAINDER UNITRUST**, fifteen (15%) percent, **ZOREH SALAMATIAN**, a single woman, fifteen (15%) percent, **ROBERT STINE**, a married man as his sole and separate property, fifteen (15%) percent, **BENJAMIN ABISHOR** and **JANET ABISHOR**, husband and wife as Joint Tenants, fifteen (15%) percent, all as **Tenants in Common and Grantees**, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the following described tract of land in Davis County, State of Utah to wit:

SEE EXHIBIT "A" ATTACHED HERETO

**Parcel I.D. #: 10-028-0078**

**Address:** 1550-1590 North Hill field Road, Layton, Utah

E 3523150 B 8224 P 787-788

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

3/31/2023 12:42:00 PM

FEE \$40.00 Pgs: 2

DEP eCASH REC'D FOR SUTHERLAND TITLE COMP

WITNESS the hand of said Grantor this 30th day of March, 2023.

By: Chateau Development, L.C., its authorized agent

Desire Shirzad, as the member

State of Utah

County of Salt Lake

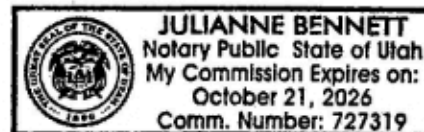
On 30th before me, March, 2023, personally appeared Desire Shirzad who provided to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the 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 Utah that the foregoing paragraph is true and correct.

(SEAL)

WITNESS my hand and official seal.

Signature



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Land located in Davis County, State of Utah, more particularly described as follows:

Beginning at a point on the South line of that certain property described in that certain Warranty Deed dated 16 November 1996 and recorded 19 November 1996 as Entry No. 1288099, in Book 2065, at Page 1240, of official records, said point being located South 89°54'50" West 680.42 feet and North 0°09'12" East 290.46 feet to said South Line and North 89°46'06" West along said South Line 286.50 feet from the East quarter corner of Section 17, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°46'06" West along said South line 305.92 feet to the East line of 400 West Street; thence North 0°08'48" East along said East line 411.10 feet to the Southwesterly corner of the Foxcreek Apartment Complex; thence South 89°50'48" East along the South line of said Foxcreek Apartment Complex 380.59 feet to a point on the extension of a party wall line; thence South 0°14'13" West along said party wall line and the extension thereof 346.39 feet to the Southeast corner of an existing block building; thence North 89°46'04" West 74.13 feet; thence South 0°08'48" West 65.23 feet to the point of beginning.

Tax Parcel No.: 10-028-0078