

Recorded at Request of _____

at _____, Fee Paid \$ _____

3525511

BK 8238 PG 164

by _____ Dep. Book _____ Page _____ Ref: _____

Mail Tax Notice to: Kho Shirzad

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

E 3525511 B 8238 P 164

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

04/20/2023 01:16:33 PM

FEE: \$40.00 Pgs: 3

QUIT CLAIM DEED

DEP eCASH REC'D FOR: SUTHERLAND TITLE

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

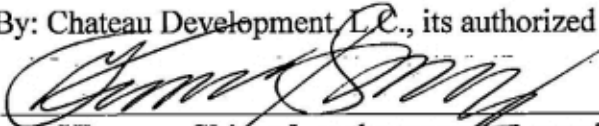
BAILEY VENTURES OF UTAH, LLC, a Utah Limited company, fifteen per cent (15%), **LANCER INDUSTRIES INC.**, An Illinois corporation, fifteen per cent (15%), **PLYMOUTH PROPERTIES, LLC**, a Utah limited liability company, ten percent (10%), **KHOSROW SHIRZAD CHARITABLE REMAINDER UNITRUST**, fifteen percent (15%), **ZOREH SALAMATIAN**, a single woman, fifteen percent (15%), **ROBERT STINE**, a married man as his sole and separate property, fifteen percent (15%), **BENJAMIN ABISHOR** and **JANET ABISHOR**, husband and wife as joint tenants, fifteen percent (15%), 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:

Parcel I.D. #: 10-028-0078 per Exhibit "A"

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

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

By: Chateau Development, LLC, its authorized agent



Khosrow Shirzad, as the managing member

ACCOMMODATION RECORDING ONLY:

Sutherland Title Company makes no representation as to the condition of title and assumes no liability or responsibility for the validity, sufficiency, or effect of this recording.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

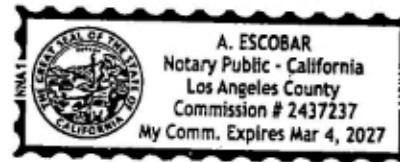
State of California)
County of Los Angeles)

On March 30, 2023, before me, A. Escobar, Notary Public, personally appeared KHOSROW SHIRZAD, who proved to me on the basis of satisfactory evidence to be the person whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

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