

Mail Tax Notices To and
After Recording Return To:
KHO SHIRZAD /GRANTEE
869 E. 4500 S., #153
MURRAY, UT 84107

File No.: 52477

Space above this line for Recorder's use

Tax ID No. 10-028-0078

QUIT CLAIM DEED

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, BENYAMIN ABISHOR ALSO APPEARING OF RECORD AS BENJAMIN ABISHOR and JANET ABISHOR, husband and wife as Joint Tenants, fifteen (15%) percent, all as Tenants in Common GRANTOR(S)

hereby **QUIT CLAIMS TO**

1550 ASSOCIATES, LLC, GRANTEE(S)

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Davis County, State of Utah, to-wit:

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

[View County Plat](#)

WITNESS the hand of said Grantor(s) this 23rd day of July, 2024.

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.

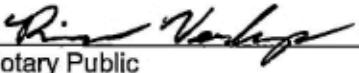
LANCER INDUSTRIES INC., An Illinois corporation



BY: CHRISTOPHER D. VEIT
ITS: PRESIDENT

State of California
County of Orange

On this 26th day of July, 2024, personally appeared before me, the undersigned Notary Public, personally appeared CHRISTOPHER D. VEIT who is the PRESIDENT of LANCER INDUSTRIES INC., An Illinois corporation, , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: 01/31/2027

See Attached
Notarial Certificate

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 Orange)

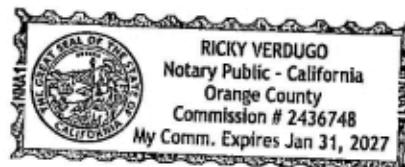
On July 26, 2024 before me, Ricky Verdugo, Notary Public
(insert name and title of the officer)

personally appeared Christopher D. Veit
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) 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 Ricky Verdugo (Seal)



BAILEY VENTURES OF UTAH, LLC, A UTAH LIMITED COMPANY

Doak Duncan
BY: DOAK DUNCAN
ITS: OPERATING MANAGER

State of Utah
County of Salt Lake



On this 23 day of July, 2024, personally appeared before me, the undersigned Notary Public, personally appeared DOAK DUNCAN who is the OPERATING MANAGER of BAILEY VENTURES OF UTAH, LLC, A UTAH LIMITED COMPANY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public

My commission expires: 9.9.25

PLYMOUTH PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY



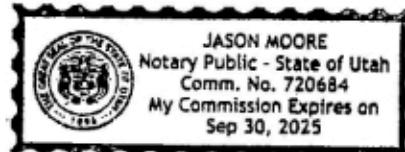
BY: JALAL MIRRAFIE
ITS: MANAGER/MEMBER

State of Utah,
County of Salt Lake

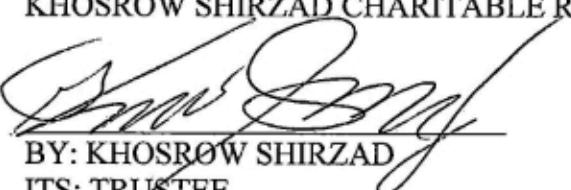
On this 24th day of July, 2024, personally appeared before me, the undersigned Notary Public, personally appeared JALAL MIRRAFIE who is the MANAGER/MEMBER of PLYMOUTH PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Public

My commission expires: Sep 30, 2025



KHOSROW SHIRZAD CHARITABLE REMAINDER UNITRUST


BY: KHOSROW SHIRZAD
ITS: TRUSTEE

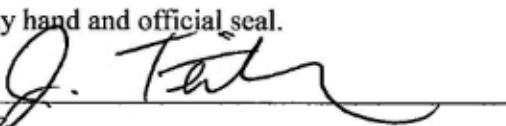
State of California
County of Los Angeles

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.

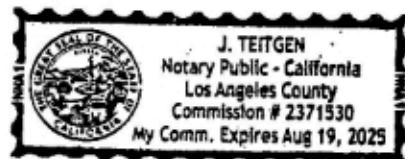
On this 25th day of July, 2024, personally appeared before me, the undersigned Notary Public, personally appeared KHOSROW SHIRZAD who is the TRUSTEE of KHOSROW SHIRZAD CHARITABLE REMAINDER UNITRUST personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged before me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies) and that by ~~his/her/their~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) 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.


Notary Public

(Seal)



My commission expires: August 19th, 2025

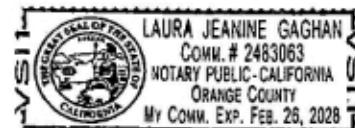
Zoreh Salam
ZOREH SALAMATIAN

State of California

County of Orange

On this 1 day of August, 2024 personally appeared before me, the undersigned Notary Public, personally appeared ZOREH SALAMATIAN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Laura Jeanine Gaghan
Notary Public
My commission expires: 2/26/28



Robert Stine
ROBERT STINE

State of Oregon
County of Hood River

On this 19th day of August, 2024 personally appeared before me, the undersigned Notary Public, personally appeared ROBERT STINE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Leiah Dschaak
Notary Public
My commission expires: 04/01/2025





BENYAMIN ABISHOR

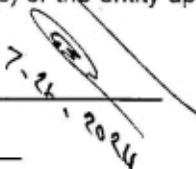


JANET ABISHOR

State of _____

County of _____

On this _____ day of _____, 2024 personally appeared before me, the undersigned Notary Public, personally appeared BENYAMIN ABISHOR ALSO APPEARING OF RECORD AS BENJAMIN ABISHOR AND JANET ABISHOR personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public

My commission expires: _____

7-26-2024

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 7-26-2024 before me, BARED COSTANIAN, Notary Public

(Date)

(Here Insert Name and Title of the Officer)

personally appeared BENYAMIN ABISHOR AND JANET ABISHOR

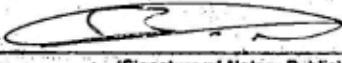
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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)

(Signature of Notary Public)

