

RECORDING REQUESTED BY:
Integrated Title Insurance Services, LLC
(801)307-0160

WHEN RECORDED, MAIL TAX NOTICE TO:
Grantee
513 West 2600 South
Bountiful, UT 84010

14016870 B: 11373 P: 880 Total Pages: 3
09/16/2022 02:42 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: INTEGRATED TITLE INSURANCE SERVICES, LLC (MAIN)
1092 E SOUTH UNION AVEMIDVALE, UT 840472902

RESPA

WARRANTY DEED

ITS File No.: 85570
PIN: 22-05-176-013 and 22-05-176-004

S. JALAL MIRRAFIE and KEYHAN KOOHGIVI and KAMAL ISLAMI and JALAL ISLAMI and MEHRAN TAHMASSEBI and MAHROKH AKBARIAN, Grantor,

of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

DEFY LAND, LLC, a Utah limited liability company, Grantee,

of Bountiful, County of Davis, State of Utah, for the sum of TEN AND NO/100----- DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:


See Exhibit A attached hereto and made a part hereof.

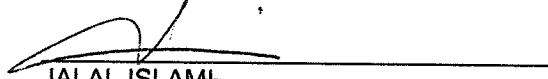
Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

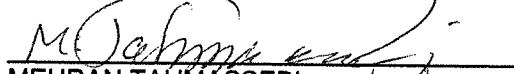
WITNESS the hand of said grantor, this 16th day of September, 2022.

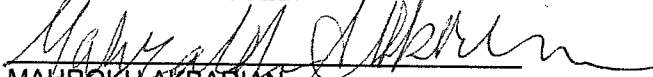

S. JALAL MIRRAFIE


KEYHAN KOOHGIVI


KAMAL ISLAMI

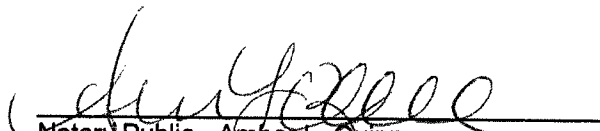

JALAL ISLAMI


MEHRAN TAHMASSEBI


MAHROKH AKBARIAN

STATE OF UTAH
ss.
COUNTY OF SALT LAKE

On the 16th of September, 2022, personally appeared before me S. JALAL MIRRAFIE, KEYHAN KOOHGIVI, KAMAL ISLAMI, JALAL ISLAMI, MEHRAN TAHMASSEBI, and MAHROKH AKBARIAN, the signers of the above instrument, who duly acknowledged to me that they executed the same.


Notary Public - Amber L. Quinn

My Commission Expires: 12/15/2023
Commission No.: 709306

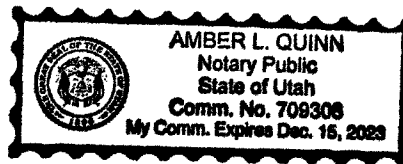


EXHIBIT "A"

PARCEL 1:

BEGINNING North 00°05'44" East 810.89 feet from the Southeast Corner of Lot 1, Block 5, TEN ACRE PLAT "A", BIG FIELD SURVEY and running thence North 00°05'44" East 151.54 feet; thence North 89°55'10" West 355 feet; thence South 00°05'44" West 151.54 feet; thence South 89°55'10" East 355 feet to the point of beginning.

Less and excepting therefrom a parcel of land in fee for the widening of the existing 900 East Street known as Project No. F-2180(3)1, being part of an entire tract of property situate in Lot 16 of Block 5 of the Ten Acre Plat "A" BIG FIELD SURVEY, in the SE1/4 NW1/4 of Section 5, T. 2 S., R. 1 E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said entire tract, which corner is 810.89 feet North 00°05'44" East from the Southeast Corner of said Lot 1, said corner is also 843.76 feet North 00°05'44" East along the monument line of said 900 East Street and 33.00 feet North 89°54'16" West from the street monument at the intersection of said State Route 266 (4500 South Street) and said 900 East Street, which corner is also 33.00 feet perpendicularly distant westerly from the control line of said project opposite approximate engineer station 108+43.76; and running thence North 89°54'16" West (North 89°55'10" West by record) 7.00 feet along the southerly boundary line of said entire tract to a line parallel with and 40.00 feet perpendicularly distant westerly from said control line opposite approximate engineer station 108+43.76; thence North 00°05'44" East 136.24 feet along said parallel line to point opposite engineer station 109+80.00; thence North 47°42'20" West 20.30 feet to the southerly right of way line of Rowley Drive at a point 55.00 feet perpendicularly distant westerly from the control line of said project opposite approximate engineer station 109+93.60; thence North 89°55'10" East (South 89°55'10" East by record) 22.07 feet along said southerly right of way line to the northeast corner of said entire tract; thence South 00°05'44" West 149.91 feet along the westerly right of way line said 900 East Street to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel Identification No. 22-05-176-013.

PARCEL 2:

BEGINNING 720.89 feet North and 259 feet West from the Southeast Corner of Lot 1, Block 5, TEN ACRE PLAT "A", BIG FIELD SURVEY and running thence West 96 feet; thence North 90 feet; thence East 96 feet; thence South 90 feet, to the point of beginning.

Parcel Identification No. 22-05-176-004.

WHEN RECORDED, MAIL TO:
Defy Land, LLC
513 West 2600 South
Bountiful, UT 84010

13842727
12/8/2021 3:02:00 PM \$40.00
Book - 11279 Pg - 8085-8086
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NORTH AMERICAN TITLE LLC
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Washmore, LLC,

grantor,

of Midvale, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

Defy Land, LLC,

grantee

of Bountiful, County of Davis, State of Utah, for the sum of Ten and No/100 Dollars, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Tax ID No.: 22-05-177-001, 22-05-176-009

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 7 day of December, 2021.

Washmore, LLC

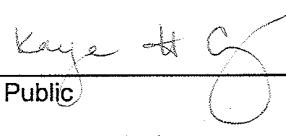
BY: 

Jacob Philip Elsmore, Member

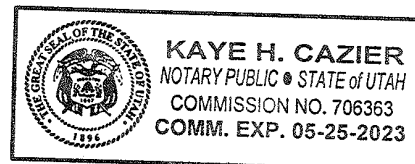
STATE OF Utah

COUNTY OF Davis

On the 7th day of December, 2021, personally appeared before me Jacob Philip Elsmore, Member of Washmore, LLC, and that said instrument was signed in behalf of said limited liability company by authority and said Jacob Philip Elsmore, executed the same in the name of the limited liability company.


Notary Public

My Commission Expires: 5-25-23



40902-21-14056

Ent 13842727 BK 11279 PG 8085

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 1: (22-05-177-001)

Beginning at a point 696.53 feet North and 259 feet West from the Southeast corner of Block 5, Ten Acre Plat "A", Big Field Survey, and running thence South 114.36 feet; thence West 104.45 feet; thence North 88.5 feet; thence North 76°06'02" East 107.65 feet to the point of beginning.

Together with a right of way appurtenant to Parcel 2 as disclosed by Warranty Deed recorded December 9, 1964 as Entry No. 2046703, in Book 2269, at Page 188 of official records, being more particularly described as follows:

Beginning 696.53 feet North of the Southeast corner of Lot 1, Block 5, and running thence North 24.36 feet; thence West 363.45 feet; thence South 50.22 feet; thence North 76°06'02" East 107.65 feet; thence East 259 feet to the point of Beginning.

Parcel 2: (22-05-176-009)

Beginning at a point South 00°07'51" West 91.04 feet from the Northeast corner of the proposed Millcreek Court #2 Subdivision said point being North 00°14'13" East 803.37 feet, East 803.10 feet, North 00°09'29" East 43.46 feet to the Northwest corner of the proposed Millcreek Court #2 Subdivision; thence North 89°54'51" East 410.46 feet to the Northeast corner of the proposed Millcreek Court #2 Subdivision and South 00°07'51" West 91.04 feet from a Survey Monument found at the intersection of 4500 South and 700 East Street, said point also being North 563.13 feet and East 1053.35 feet, North 00°09'29" East 43.46 feet, North 89°54'51" East 410.046 feet and South 00°07'51" West 91.04 feet from the West quarter corner of Section 5, Township 2 South, Range 1 East of the Salt Lake Base and Meridian; running thence North 89°54'39" East 360.351 feet to the West line of 900 East Street; thence South 00°06'24" West 24.36 feet along said West line; thence South 89°54'36" West 262.911 feet; thence South 76°11'55" West 100.403 feet to the East line of the proposed Millcreek Court #2 Subdivision; thence North 00°07'51" East 48.164 feet to the point of beginning.