

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)
 IN 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

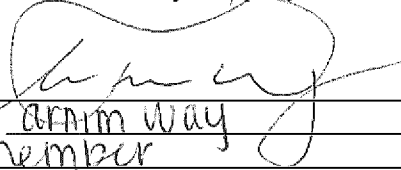


**SIGNATURE PAGE
TO
QUITCLAIM DEED**

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:

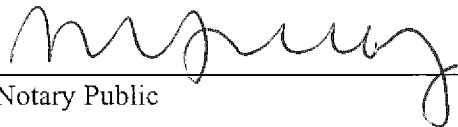
UNIFIED BUSINESS ALLIANCE LLC,
a Utah limited liability company

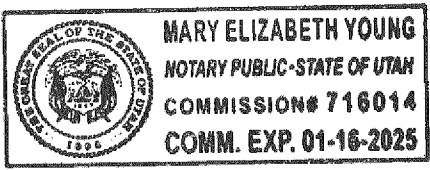
By: 
Name: Arnim Way
Its: member

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.


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

14290696 B: 11519 P: 4951 Total Pages: 3
09/20/2024 12:32 PM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PROSPECT TITLE INSURANCE
2100 WEST PLEASANT GROVE BLVD PLEASANT GROVE, UT 84062



Order No. 107973-24

QUIT-CLAIM DEED

Unified Business Alliance, LLC
grantor of 3400 West Mayflower Ave, Ste 350 Lehi, UT 84043 hereby QUIT-CLAIM to
Point of the Mountain, LLC a Limited Liability Company as to an undivided 93.3333%
grantee of 3400 West Mayflower Ave, Ste 350 Lehi, UT 84043

for the sum of Ten Dollars and other good and Valuable considerations
the following described tract(s) 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 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 00°16'27" East along the section line 1106.43 feet and east 122.15 feet (based on the Utah State Coordinate System, Central Zone) from the southeast corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian; said point may also be described as being North 00°19'14" East along the quarter section line 1088.67 feet and west 2537.65 feet from the south quarter corner of Section 13, Township 4 South, Range 1 West, Salt Lake Base & Meridian; thence North 61°44'57" West 160.00 feet to the westerly line of said railroad right-of-way; thence North 28°15'03" East along said right-of-way line 40.00 feet; thence South 61°44'57" East 160.00 feet to the easterly line of said railroad right-of-way; thence South 28°15'03" West along said right-of-way line 40.00 feet to the point of beginning.

SUBJECT TO easements, rights of way and restrictions of record.

TAX SERIAL NO. 33-13-300-012 & 33-14-400-005 & 33-23-200-001

Witness the hand of said grantor, this 20th day of September, 2024.

Unified Business Alliance, LLC, a Limited Liability Company

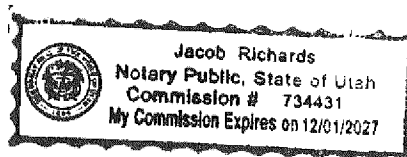

By: Edward Axley
Its: Member

STATE OF UTAH
COUNTY OF UTAH

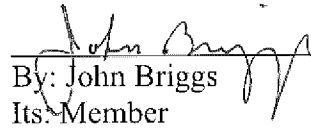
On this 20 day of September, 2024, personally appeared Edward Axley, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is Member of Unified Business Alliance, LLC and said document was signed by him on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Member acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.


Notary Public




Unified Business Alliance, LLC, a Limited Liability Company


By: John Briggs
Its: Member

STATE OF UTAH
COUNTY OF UTAH

On this 20 day of September, 2024, personally appeared John Briggs, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is Member of Unified Business Alliance, LLC and said document was signed by him on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Member acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.


Notary Public

