

Closing Disclosure

Closing Information

Date Issued
Closing Date 05/02/22
Disbursement Date 05/03/22
Settlement Agent LEGENDS TITLE LLC
File # 2022-1113
Property 12908 SOUTH NATALIE DRIVE
 RIVERTON, UT 84065

Sale Price \$ 590,000.00

Transaction Information

Borrower JANGHOLI JANGHOKR and NILOUFAR SHAHREZAEI
 12908 SOUTH NATALIE DRIVE
 RIVERTON, UT 84065

Seller JAYANT GUPTA and MALYA SHREE

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$ 590,000.00
01 Sale Price of Property	\$ 590,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes	
10 County Taxes	
11 Assessments	
12	
13	
14	
15	
16	
N. Due from Seller at Closing	\$ 484,899.57
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$ 21,390.42
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	\$ 462,636.38
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes	
15 County Taxes	01/01/22 to 05/04/22 \$ 872.77
16 Assessments	
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$ 590,000.00
Total Due from Seller at Closing (N)	- \$ 484,899.57
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$ 105,100.43

Contact Information

REAL ESTATE BROKER (B)

Name	EQUITY REAL ESTATE - SOLID
Address	
UT License ID	
Contact	KOUROSH ZADEH
Contact UT License ID	
Email	
Phone	

REAL ESTATE BROKER (S)

Name	ROYAL BROKERS
Address	
UT License ID	
Contact	AMITESHWAR BHATIA
Contact UT License ID	
Email	
Phone	(385)495-9897

SETTLEMENT AGENT

Name	LEGENDS TITLE LLC
Address	189 E. FORT UNION BOULEVARD # 100 MIDVALE, UTAH 84047
UT License ID	241403
Contact	SARAH MACRISS
Contact UT License ID	667877
Email	service@legends-title.com
Phone	(801)352-1588

Closing Cost Details

Loan Costs	Seller-Paid	
	At Closing	Before Closing
A. Origination Charges		
01 % of Loan Amount (Points)		
02		
03		
04		
05		
06		
07		
08		
B. Services Borrower Did Not Shop For		
01		
02		
03		
04		
05		
06		
07		
08		
09		
10		
C. Services Borrower Did Shop For		
01		
02		
03		
04		
05		
06		
07		
08		

Other Costs				
E. Taxes and Other Government Fees				
01 Recording Fees	Deed:	Mortgage:		
02				
F. Prepays				
01 Homeowner's Insurance Premium (mo.)				
02 Mortgage Insurance Premium (mo.)				
03 Prepaid Interest (per day from to)				
04 Property Taxes (mo.)				
05				
G. Initial Escrow Payment at Closing				
01 Homeowner's Insurance		per month for mo.		
02 Mortgage Insurance		per month for mo.		
03 Property Taxes		per month for mo.		
04				
05				
06				
07				
08 Aggregate Adjustment				
H. Other				
01 Commission	to ROYAL BROKERS		\$ 5,900.00	
02 Commission	to EQUITY REAL ESTATE - SOLID		\$ 11,800.00	
03 FINAL SEWER ACCT#12291103	to SOUTH VALLEY SEWER		\$ 27.42	
04 FINAL WATER/GARB ACCT#2024473	to RIVERTON CITY UTILITY BILLING		\$ 55.00	
05 HOME WARRANTY	to TBD		\$ 500.00	
06 HOMEOWNERS POLICY	to LEGENDS TITLE LLC.		\$ 2,833.00	
07 SETTLEMENT CLOSING FEE	to LEGENDS TITLE LLC.		\$ 225.00	
08 WIRE/COURIER FEE	to LEGENDS TITLE LLC.		\$ 50.00	
J. TOTAL CLOSING COSTS			\$ 21,390.42	

LEGENDS TITLE LLC.
ALTA Universal ID 1099365
189 E. FORT UNION SOUTHWARD #100
MIDVALE, UTAH 84047

File No./Escrow No.: 2022-1113
Print Date & Time: May 2, 2022 at 09:49:AM
Officer/Escrow Officer:
Settlement Location: 189 E. Fort Union Blvd #100, Midvale, UT 84047
Property Address: 12908 SOUTH NATALIE DRIVE
 RIVERTON, UT 84065
Buyer: JANGHOLI JANSHOKR and NILOUFAR SHAHREZAEI
Seller: JAYANT GUPTA and MALYA SHREE, or their successors, as Trustees of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022
Lender:
Settlement Date: May 2, 2022
Disbursement Date: May 3, 2022

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		\$ 590,000.00
Prorations/Adjustments		
County Taxes 01/01/22 to 05/04/22	\$ 872.77	
Loan Charges to		
Other Loan Charges		
Impounds		
Title Charges & Escrow / Settlement Charges		
Commission		
Commission to ROYAL BROKERS	\$ 5,900.00	
Commission to EQUITY REAL ESTATE - SOLID	\$ 11,800.00	
Government Recording and Transfer Charges		
Payoffs		
Payoff of First Mortgage Loan to MR. COOPER	\$ 462,636.38	
Loan Payoff \$ 462,921.26		
As of 05/16/22		
Include additional interest for -13 Days @ 35.610000 Per Diem/Day Plus 5 Extra Days		

ALTA Settlement Statement Seller - Continued

		Debit	Credit
Miscellaneous			
HOME WARRANTY	to TBD	\$ 500.00	
HOMEOWNERS POLICY	to LEGENDS TITLE LLC	\$ 2,833.00	
SETTLEMENT CLOSING FEE	to LEGENDS TITLE LLC	\$ 225.00	
WIRE/COURIER FEE	to LEGENDS TITLE LLC	\$ 50.00	
FINAL WATER/GARB ACCT#2024473	to RIVERTON CITY UTILITY BILLING	\$ 55.00	
FINAL SEWER ACCT#12291103	to SOUTH VALLEY SEWER	\$ 27.42	
Subtotals			
Balance Due TO		\$ 484,899.57	\$ 590,000.00
TOTALS		\$ 105,100.43	\$ 590,000.00
		\$ 590,000.00	\$ 590,000.00

ACKNOWLEDGMENT OF RECEIPT OF ALTA SETTLEMENT STATEMENT/CDF

Borrower: JANGHOLI JANSHOKR and NILOUFAR SHAHREZAEI

Seller: JAYANT GUPTA and MALYA SHREE, or their successors, as Trustees of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022

Lender:

Settlement Agent: LEGENDS TITLE LLC.
(801)352-1588

Place of Settlement: 189 E. Fort Union Blvd #100, Midvale, UT 84047

Settlement Date: May 2, 2022

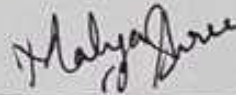
Disbursement Date: May 3, 2022

Property Location: 12908 SOUTH NATALIE DRIVE, RIVERTON, UT 84065

I have carefully reviewed the ALTA Settlement Statement/Closing Disclosure form and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the ALTA Settlement Statement/Closing Disclosure form.



JAYANT GUPTA, or their successors, as Trustee of
and THE GUPTA SHREE FAMILY TRUST, dated the
7th day of February, 2022



MALYA SHREE, or their successors, as Trustee of
and THE GUPTA SHREE FAMILY TRUST, dated the
7th day of February, 2022

ACKNOWLEDGMENT OF RECEIPT OF CLOSING DISCLOSURE

Borrower(s):

JANGHOLI JANSHOKR and NILOUFAR SHAHREZAEI

Seller(s):

JAYANT GUPTA and MALYA SHREE
THE GUPTA SHREE FAMILY TRUST,


Settlement Agent: LEGENDS TITLE LLC.
(801)352-1588

Settlement Date: May 2, 2022

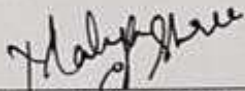
Disbursement Date: May 3, 2022

Property Location: 12908 SOUTH NATALIE DRIVE
RIVERTON, UT 84065

I have carefully reviewed the Closing Disclosure form and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Closing Disclosure form.



JAYANT GUPTA, or their successors, as Trustee of and THE
GUPTA SHREE FAMILY TRUST, dated the 7th day of February,
2022



MALYA SHREE, or their successors, as Trustee of and THE
GUPTA SHREE FAMILY TRUST, dated the 7th day of February,
2022

To the best of my knowledge, the Closing Disclosure form is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

LEGENDS TITLE LLC.
Settlement Agent

When Recorded, Return To/Mail Tax Notices To:
Grantee
12908 SOUTH NATALIE DRIVE
RIVERTON, UT 84065

WARRANTY DEED

JAYANT GUPTA and MALYA SHREE, or their successors, as Trustees of and THE GUPTA SHREE FAMILY TRUST,
dated the 7th day of February, 2022,

GRANTOR(S)

City of RIVERTON, County of Salt Lake, State of Utah, hereby CONVEYS and WARRANTS TO

JANGHOLI JANSHOKR and NILOUFAR SHAHREZAEI, A Married Couple, As Joint Tenants with Full Rights of
Survivorship,

GRANTEE(S)

For the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the following
described tract of land in Salt Lake County, State of Utah, to-wit:

Lot 308, Riverton Village Plat 3, according to the official plat thereof on file and of record in the office of the
Salt Lake County Recorder.

Parcel Identification Number 27-33-281-004

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

WITNESS the hand of said grantor, this 2nd day of May, 2022.

OWNER'S AFFIDAVIT AND INDEMNITY

Before me, the undersigned authority, on this day personally appeared JAYANT GUPTA and MALYA SHREE personally known by me to be the persons who names are subscribed hereto, who being be me first duly sworn, on their oaths stated the following to be true and correct:

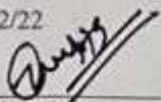
1. We are the owners of the land described herein, and there are no other pending real estate contracts on said property.
 True False
2. There are no delinquent State or Federal Tax liens against the land and no judgments or tax liens against us.
 True False
3. All taxes and assessments by a taxing authority are paid through the current tax year. There have been no special tax assessments granted on the land. All tax exemptions were lawful.
 True False
4. If said property is owned by a Trust or LLC, you are the legal authorized signer. There have been no changes made to the Trust/Incorporation documents.
 True False
5. All HOA assessments for the subdivision/condominium are paid current and there are no outstanding HOA liens.
 True False
6. There are no pending repairs or improvements to the street(s) adjacent to the land.
 True False
7. Regarding the property known as:

12908 SOUTH NATALIE DRIVE
RIVERTON, UT 84065

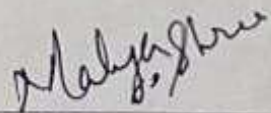
No separate building, garage or apartment is used as a second residence
 True False
8. Any improvements we added to the land were authorized by a building permit and have been paid in full and fully satisfied. We are not aware, and have not been told, that the improvements on the land violate any building permit, zoning, restrictions, or covenants.
 True False
9. There are no known boundary line discrepancies, we are not aware, and have not been informed that the improvements on the land encroach over any building lines, easements, or property lines. We are not aware, and have not been informed that the improvements by neighbors encroach over our property lines.
 True False
10. The land has actual pedestrian and vehicular access based on a legal right of access to the land.
 True False
11. There are no tenants, leases, or parties in possession of the property.
 True False

12. There are no pending Divorce proceedings.
 True False Being satisfied at closing
13. The said property is not part of a forbearance/ deferment with the current mortgage.
 True False Being Paid off at closing
14. The said property does not have any UCC Filings for Solar Liens or Water Softeners.
 True False Being Paid off at closing
15. If applicable, all ORS/ Child Support Liens are current and up to date.
 True False Being Paid off at closing
16. We have provided Legends Title LLC with all payoff information, all debts owing on said property are being paid off at closing.
 True False
17. There have been no documents recorded in the Public Records subsequent to the effective date of the title commitment issued with respect to any Subject Property which affect title to the particular Subject Property insured; and (1) there are no matters, including pending lawsuits, state or federal tax obligations, pending against Affiants that could give rise to a lien that would attach to any Subject Property between the effective date of said commitment and the recording of the instruments giving rise to the interest to be insured, and (2) the Affiants have not executed and will not execute any instrument that would adversely affect the title to any Subject Property or the lien of any mortgage to be insured pursuant to the Commitment.
 True False
18. The Seller, if the insured transaction is a sale, is not a non resident alien, foreign corporation, foreign partnership, foreign trust, foreign state or other foreign entity (as defined in the Internal Revenue Code and Income Tax Regulations).
 True False
19. We indemnify and hold harmless LEGENDS TITLE LLC. and their underwriter, WESTCOR LAND TITLE INSURANCE COMPANY from any loss, liability, costs, expenses and attorneys' fee, including attorneys' fees to enforce this agreement, because of any errors or incorrectness of this affidavit and because of any defects, liens encumbrances or other matters currently affecting or that may affect the title to the land before the recordation of our conveyance or mortgage.
 True False

Dated: 05/02/22



 JAYANT GUPTA




 MALYA SHREE

State of Utah
 County of Salt Lake

On the 2nd day of May, 2022, personally appeared before me JAYANT GUPTA and MALYA SHREE, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.





 Notary Public

FORM 1099S INTERNAL REVENUE SERVICE
CLOSING INFORMATION

Closing Date: 05/02/22
File Number: 2022-1113
Property Address: 12908 SOUTH NATALIE DRIVE
RIVERTON, UT 84065

Principal Residence
 Other Real Estate/Investment Property

Sellers: JAYANT GUPTA and MALYA SHREE, or their successors, as Trustees of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022

Are sellers married to each other? Yes No

If married, will you be filing a joint return? Yes No

Is Seller a corporation? Yes No

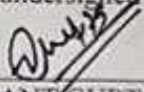
Type of Transaction:

SALE
 EXEMPT

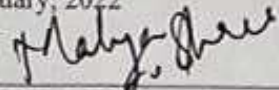
Selling price \$590,000.00

Is the sales price split between parties? Yes No

The undersigned hereby warrants that the information is true and accurate to the best of my knowledge.



JAYANT GUPTA, or their successors, as Trustee of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022



MALYA SHREE, or their successors, as Trustee of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022

FORWARDING INFORMATION:

NAME: JAYANT GUPTA

FORWARDING ADDRESS: 15534 S

DEMOCRACY DR, BLUFFDALE, UT 84065

PHONE: 6466422653

EMAIL: jayantg8@gmail.com

FORWARDING INFORMATION:

NAME: _____

FORWARDING ADDRESS: _____

PHONE: _____

EMAIL: _____

SS# 276-97-1204

JAYANT GUPTA, TRUSTEE

SS# _____

MALYA SHREE, TRUSTEE

OR

EIN# _____

JAYANT GUPTA and MALYA SHREE, or their successors, as Trustees of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022

Jayant Gupta

JAYANT GUPTA, or their successors, as Trustee of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022

Malya Shree

MALYA SHREE, or their successors, as Trustee of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022

STATE OF Utah
COUNTY OF Salt Lake

On the 2nd day of May, 2022, personally appeared before me JAYANT GUPTA and MALYA SHREE, or their successors, as Trustees of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022 the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

SM

Notary Public



LEGENDS TITLE LLC. ESCROW PROVISIONS AND COMPLIANCE AGREEMENT

This Agreement governs the duties and obligations between LEGENDS TITLE LLC., (hereinafter "Escrow Agent") and the undersigned signatories, who are undersigned to the following transaction.

Order No. 2022-1113

Property Address: 12908 SOUTH NATALIE DRIVE
RIVERTON, UT 84065

The Undersigned understand and acknowledge:

Escrow Agents Role

Subject to the terms of this Agreement, Escrow Agent agrees to act as an Escrow Agent in closing the transaction described above. Escrow Agent is not the agent of any single party. Rather Escrow Agent agrees to prepare documents, secure the execution of documents, record documents disburse funds, and otherwise close the transaction in accordance with the joint directions of the undersigned. Escrow Agent has no other duties or obligations. In particular, Escrow does not give and has no duty to give legal or other advice to the undersigned.

Undersigned Role

The undersigned hereby authorize Escrow Agent to close the transaction, record documents, disburse funds, and otherwise act in accordance with the written Settlement Statement and any written or oral directions or agreements given to Escrow Agent by the undersigned or their representatives. The undersigned agree that Escrow Agent is entitled to act on the direction of the realtor, attorney or other person who has dealt with Escrow Agent on behalf of this transaction. If any party wishes to limit the authority of those who have dealt on their behalf with Escrow Agent, any such limitation must be contained in writing that is delivered to Escrow Agent. The undersigned agree that they are not looking to Escrow Agent for legal advice, and that they have had an opportunity to obtain such advice from persons other than those affiliated with Escrow Agent. If you have questions about the effect of documents or the transactions, it is your responsibility to obtain legal services from counsel of your choice at your own expense

Closing Documentation

The undersigned have been given the opportunity to review all documents at closing and to seek independent advice or counsel concerning those documents, if desired. The undersigned agree that the only representations of Escrow Agent upon which they are entitled to rely or act are those that are in writing and executed by Escrow Agent and that the undersigned are not entitled to act or rely on confliction oral or written terms or directions given to Escrow Agent prior to closing. The undersigned' execution and delivery of documents at closing shall, as between Escrow Agent and the undersigned, constitute the undersigned' agreements and directions to Escrow Agent whether or not Escrow Agent is a party to the documents. The terms of this paragraph shall not affect the undersigned' rights between themselves.

Deposit of Funds and Disbursements

All checks, money orders or drafts will be processed for collection in the normal course of business. Escrow Agent may co-mingle funds received by it in escrow with the escrow funds of others, and may, without limitation, deposit such funds in its custodial or escrow accounts with any reputable trust company, bank, savings association, or other financial services entity, including any affiliate of Escrow Agent. It is understood that Escrow Agent shall be under no obligation to invest the funds deposited with it on behalf of any depositor, nor shall it be accountable for any earnings or incidental benefit attributable to the funds which may be received by Escrow Agent while it holds such funds.

Disclosure of Possible Benefits to Escrow Agent

As a result of Escrow Agent maintaining its general escrow accounts with the depositories, Escrow Agent may receive certain financial benefits such as an array of bank services, accommodations, loans or other business transactions from the depositories ("collateral benefits"). All collateral benefits shall accrue to the sole benefit of Escrow Agent and Escrow Agent shall have no obligation to account to the undersigned to this escrow for the value of any such collateral benefits.

Miscellaneous Fees

The Settlement Statement may prescribe that certain release or reconveyance fees are payable to Escrow Agent. These fees are payable to Escrow Agent to compensate it for facilitating and arranging for the reconveyance or release of the encumbrance in question and are payable in the amounts indicated irrespective of whether additional reconveyance fees or charges may have been paid or are payable to any other party and irrespective of any limitation on reconveyance or release fees that may be prescribed. Escrow Agent may incur certain additional costs on behalf of the undersigned for services performed by third party providers. The fees charged by Escrow Agent for such services may include a mark up over the direct cost of such services to reflect the averaging of direct, administrative and overhead charges of the Escrow Agent for such services.

Prorations and Adjustments

The term "Close of Escrow" means the date on which documents are recorded. All prorations and/or adjustments shall be made as of the close of escrow based on a 365 day year.

Contingency Periods

Escrow Agent shall not be responsible for monitoring contingency time periods between the undersigned. The undersigned shall execute such documents as may be requested by Escrow Agent to confirm the status of any such periods.

Commitment for Title Insurance: Recordation of Documents

Buyer(s) hereby acknowledges receipt of LEGENDS TITLE LLC's Commitment for Title Insurance. Buyer(s) further acknowledges that exceptions beginning at #9 and all subsequent exceptions shall appear in the Owner's or Homeowner's Policy of Title Insurance to be issued in accordance to closing by Seller's title insurance agent. TITLE TO BE VESTED AS JOINT TENANTS unless other noted. The undersigned Buyer and Seller affirm that the legal descriptions appearing in the Commitment is satisfactory, and authorize Escrow Agent to record documents delivered through escrow which contain said legal description and are necessary or proper for the issuance of the requested title insurance policy(ies).

Personal Property Taxes

No examination, UCC search, insurance as to personal property and/or the payment of personal property taxes is required unless otherwise instructed in writing.

Real Property Taxes

The undersigned Buyer and Seller do hereby understand and agree that the proration for the general property taxes as provided in the above referenced closing statements was calculated by proration based upon the amount of \$2,589.94 and are considered a final settlement between the undersigned. Buyer(s) and Seller(s) signature hereon acknowledges his/her approval of tax prorations. Accordingly, the Buyer(s) and Seller(s) do hereby hold Escrow Agent free and harmless from any liability or damages caused by an inaccurate proration for general property taxes assessed for the current year. Upon a determination of the assessed property taxes due for the current year, Buyer(s) and Seller(s) agree to make the proper proration adjustment as may be required subsequent to closing.

Utilities and Water Rights

Escrow Agent shall not be responsible for the transfer of utilities. Escrow Agent shall not be responsible for the transfer of Water Rights or shares unless specifically instructed by the undersigned in writing. Any and all connection fees, service charges or assessments levied by all GOVERNMENTAL ENTITIES, UTILITY COMPANIES AND/OR HOMEOWNERS ASSOCIATIONS will be paid by the Buyer(s) and Seller(s) directly.

Conflicting Instructions and Disputes

If Escrow Agent becomes aware of any conflicting demands or claims concerning this escrow, Escrow Agent shall have the right to discontinue all further acts on Escrow Agent's part until the conflict is resolved to Escrow Agent's satisfaction. Escrow Agent has the right at its option to file an action in interpleaded requiring the undersigned to litigate their claims/rights. If such an action is filed, the undersigned jointly and severally agree (a) to pay Escrow Agent's reasonable attorney's fees, and (b) that Escrow Agent is fully released and discharged from all further obligations under the escrow. If an action is brought involving this escrow and/or Escrow Agent, the undersigned agree to indemnify and hold the Escrow Agent harmless against liabilities, damages and costs incurred by Escrow Agent (including reasonable attorneys fees and costs) except to the extent that such liabilities, damages and costs were caused by the gross negligence or willful misconduct of Escrow Agent.

Usury

Escrow Agent is not to be concerned with usury as to any loans or encumbrances in this escrow and is hereby released of any responsibility and/or liability therefore.

Insurance Policies

In all matters relating to insurance, Escrow Agent may assume that each policy is in force and that the necessary premium has been paid. Escrow Agent is not responsible for obtaining fire, hazard or liability insurance.

Copies of Documents: Authorization to Release TILA/RESPA Integrated Disclosures

Escrow Agent is authorized to rely upon copies of documents, which include facsimile, electronic, NCR, or photocopies as if they were an originally executed document. If requested by Escrow Agent, the originals of such document(s) shall be delivered to Escrow Agent. Escrow Agent may withhold documents and/or funds due to the party until such originals are delivered. Documents to be recorded MUST contain original signatures. Escrow Agent is hereby authorized to furnish copies of any and all documentation in relation to this transaction to respective Real Estate Agents, Brokers, and to any other Title Company involved in this transaction. Said documentation includes but is not limited to: Closing Disclosures, Loan Estimates, Settlement Statements, Payoff Statements and information, and Underwriting Requirements as needed to complete the consummation and closing of the transaction.

Tax Reporting, Withholding and Disclosure

The undersigned are advised to seek independent advice concerning the tax consequences of this transaction, including but not limited to, their withholding, reporting and disclosure obligations. Escrow Agent does not provide tax or legal advice and the undersigned agree to hold Escrow Agent harmless from any loss or damage that the undersigned may incur as a result of their failure to comply with federal and/or state tax laws. WITHHOLDING OBLIGATIONS ARE THE EXCLUSIVE OBLIGATIONS OF THE UNDERSIGNED. ESCROW AGENT IS NOT RESPONSIBLE TO PERFORM THESE OBLIGATIONS UNLESS ESCROW AGENT AGREES IN WRITING.

- A. **Taxpayer Identification Number Reporting**
Federal Law requires Escrow Agent to report Seller's social security number and/or tax identification number, forwarding address, and the gross sales price to the Internal Revenue Service ("IRS"). Escrow cannot be closed nor any documents recorded until the information is provided and Seller certifies its accuracy to Escrow Holder.
- B. **Federal Withholding and Reporting**
Certain federal reporting and withholding requirements exist for real estate transaction where the seller (transferor) is a non-residential alien, a non-domestic corporation or partnership, a domestic corporation or partnership controlled by non-residents or non-resident corporations or partnerships.
- C. **Taxpayer Identification Disclosure**
Undersigned to a residential real estate transaction involving seller-provided financing are required to furnish, disclose and include taxpayer identification numbers in their tax returns. Escrow Agent is not required to transmit the taxpayer I.D. numbers to the IRS of the undersigned. Escrow Agent is authorized to release any party's taxpayer I.D. numbers to any other party upon receipt of a written request. The undersigned waive all rights of confidentiality regarding their taxpayer I.D. numbers and agree to hold Escrow Agent harmless against any fees, costs, or judgments incurred and/or awarded because of the release of taxpayer I.D. numbers.

Privacy Policy

The undersigned Buyer and Seller hereby acknowledge receipt of a copy of the privacy policy of any one of Escrow Agent's underwriters.

Compliance Agreement

- A. **Agreement to Correct Misstated and/or Provide Additional Documentation or Fees:**
In consideration of Escrow Agent and/or Title Company recording, disbursing and insuring the closing of the above referenced property, and regardless of the reason for any loss of, misplacement of, inaccuracy in, or failure to sign any documentation, Borrower(s) and Seller(s) agree as follows: If any document is lost, misplaced, misstated, inaccurately reflects the true and correct terms and conditions of the Purchase Agreement and Deposit Receipt, or otherwise missing, upon request of Escrow Agent, Borrower(s) and Seller(s) will comply with Escrow Agent's request to execute, acknowledge, initial and deliver to Escrow Agent any documentation Escrow Agent deems necessary to replace, correct the lost, misplaced, misstated, inaccurate or otherwise missing document(s). All documents Escrow Agent requests of Borrower(s) and/or Seller(s) shall be referred to as "Document". Borrower(s) and Seller(s) agree to deliver the Document within ten (10) days after receipt by Borrower(s)/Seller(s) of a written request for such replacement. Borrower(s) and Seller(s) also agree that upon request by Escrow Agent, Borrower(s) or Seller(s) will supply additional amounts and/or pay to Escrow Agent any additional sum previously disclosed to Borrower(s)/Seller(s) as a cost associated with its closing, which for whatever reason was not collected at closing ("Fees").
- B. **Request By Escrow Officer and Or Title Company:**
Any request under this Agreement may be made by Escrow Agent and/or Title Company, (including assignees and person acting on behalf of Escrow Agent/Title Company) or Settlement Agent, and shall be prima facie evidence of the necessity for same. A written statement addressed to Borrower(s)/Seller(s) at the address indicated in the Closing Documentation shall be considered conclusive evidence of the necessity for the Document(s).
- C. **Borrower(s)/Seller(s) Liability:**
If Borrower(s) and/or Seller(s) fails or refuses to execute, acknowledge, initial and deliver the Documents or pay the Fees to Escrow Agent/Title Company more than ten (10) days after being requested to do so by Escrow Agent and/or Title Company, and understanding that Escrow Agent and/or Title Company is relying on these representations, Borrower(s)/Seller(s) agree to be liable for any and all loss or damage which Escrow Agent and/or Title Company reasonably sustains thereby, including but not limited to: All reasonable attorney's fees and costs incurred by the Escrow Agent/Title Company.

This Agreement shall survive the closing of the above referenced property, and insure to the benefit of Escrow Agent and/or Title Company's successors and/or assigns and be binding upon the heirs, devisees, personal representatives, successors and assigns or Borrower(s) and/or Seller(s).

- D. **Limited Power of Attorney:**
Each of the undersigned hereby designates and appoints LEGENDS TITLE LLC. as his/her lawful agent and attorney in fact, with the full power to act, to all intents and purposes, as might or could be done if personally present for the purpose of approving, initialing, signing, and/or executing changes made to the Settlement Statement, subject only to the following: 1) This power of attorney does not apply to changes that negatively effect the undersigned by more than \$500.00. 2) This power of attorney shall not be affected by my/our disability and shall expire 30 days after the date of its execution.

Limitations of Liability

Without limitation, Escrow Agent shall not be liable for any loss or damage resulting from the following: (a) The financial status or insolvency of any other party, or any misrepresentation made by any other party. (b) Any legal effect, insufficiency, or undesirability of any instrument deposited with or delivered by or to the Escrow Agent or exchanged by the undersigned hereunder, whether or not Escrow Agent prepared such instruments. (c) The default, error, actions or omission of any other party to the escrow, including but not limited to incorrect payoff figures provided by others. If any incorrect information is received by Escrow Agent from another source, Escrow Agent shall be reimbursed and indemnified from any loss incurred by the part that benefits therefrom. (d) Any loss or impairment of funds that have been deposited in escrow while those funds are in the course of collections or while funds are on deposit in a financial institution, if such loss or impairment results from the failure, insolvency or suspension of a financial institution or any loss impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument delivered to the Escrow Agent. (e) The expiration of any time or other consequence of delay, unless a properly executed settlement instruction, accepted by Escrow Agent, has instructed the Escrow Agent to comply with said time limit. (f) Escrow Agent's compliance with any legal process, subpoena, writ, order, judgment, or decree of any court, whether issued with or without jurisdiction and whether or not subsequently vacated, modified, set aside or reversed.

Payoffs

Undersigned agree that any and all payoffs made in conjunction with the above referenced closing are the responsibility of the undersigned. Regardless of the reason, any additional fees, shortages, interest accrued, escrow shortages, etc. are the sole responsibility of the undersigned and Escrow Agent and/or Title Company shall be held harmless.

Discharge of Obligations

Upon completion of the disbursement of the funds and delivery of instruments, if any, Escrow Agent shall be automatically released and discharged of its escrow obligations hereunder. These conditions of escrow shall apply to and be for the benefit of Agents of the Escrow Agent employed by it for services in connection with this escrow, as well as for the benefit of Escrow Agent.

Attorney's Fees

The undersigned further agree to hold harmless LEGENDS TITLE LLC., its underwriter, officers, agents and employees from any loss and/or expense, including reasonable attorney fees and court costs sustained by reason of any action, legal or otherwise, which may in any way arise out of this transaction, acknowledgement and/or agreement. To the extent that Escrow Agent holds funds under the terms of this escrow, the undersigned hereto, other than Escrow Agent, agree that the Escrow Agent may charge those funds with any such attorney's fees, court costs and expenses as they are incurred by Escrow Agent. In the event that conflicting demands are made on the Escrow Agent, or the Escrow Agent, in good faith, believes that any demands with regard to the funds are in conflict or are unclear or ambiguous, Escrow Agent may bring any interpleader action in an appropriate court. Such action shall not be deemed to be the "fault" of Escrow Agent, and Escrow Agent may lay claim to or against the funds for its reasonable costs and attorney's fees in connection with the same, through final appellate review. To that end the undersigned hereto, other than Escrow Agent agree to indemnify Escrow Agent from such attorney's fees and court costs. If Escrow Agent has to sue to enforce the terms of this or any other agreement signed by Buyer(s) or Seller(s), or to collect the funds that should be paid by Buyer(s) or Seller(s), Escrow Agent shall be entitled to an award to cost and attorney's fee.

FDIC Waiver

The Principal(s) to this escrow are hereby notified that the funds deposited in this escrow are insured only to the limit provided by the Federal Deposit Insurance Corporation. Agency assumes no responsibility for, nor will Purchaser and/or Seller hold same liable for, any loss occurring which arises from the fact that the amount of the above account may cause the aggregate amount of any individual depositor's accounts to exceed such amounts and that the excess amount is not insured.

We further understand that certain banking instructions such as, but not limited to, repurchase agreements and letters of credit are not covered at all by such insurance.

DATED: 05/02/22

BORROWER(S)

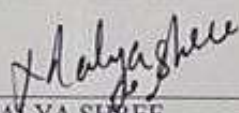
JANGHOLI JANSHOKR

NILOUFAR SHAHREZAEI

SELLER(S)



JAYANT GUPTA



MALYA SHREE

"THIS IS A LEGALLY BINDING CONTRACT, IF NOT UNDERSTOOD,
SEEK COMPETENT ADVICE."

BILL OF SALE

(With Warranties)

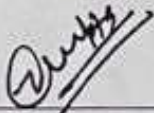
KNOW ALL MEN BY THESE PRESENTS:

That JAYANT GUPTA and MALYA SHREE, or their successors, as Trustees of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022 the Seller(s), for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, to me/us in hand paid by JANGHOLI JANSHOKR and NILOUFAR SHAHREZAEI, the Buyer(s), the receipt whereof is hereby acknowledged, have bargained, sold, assigned and transferred, and by these presents do(es) bargain, sell, assign and transfer unto said Buyer(s) that certain personal property now at 12908 SOUTH NATALIE DRIVE, RIVERTON, UT 84065, particularly described as follows:

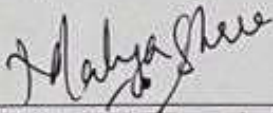
AS PER MLS AND/OR REPC

And the Seller(s) upon the consideration recited above warrants ownership of and good title to said property, the rights to sell the same and that there are no liens, encumbrances or charges thereon or against the same and to defend the title and possession transferred to the Buyer(s) against all lawful claims.

IN WITNESS WHEREOF, JAYANT GUPTA and MALYA SHREE, or their successors, as Trustees of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022 have hereunto set my/our hand(s) this 2nd day of May, 2022.



JAYANT GUPTA, or their successors, as Trustee of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022



MALYA SHREE, or their successors, as Trustee of and THE GUPTA SHREE FAMILY TRUST, dated the 7th day of February, 2022