

**WHEN RECORDED RETURN TO:**

Silverado Partners, LLC

1510 E. 840 N.

Orem, UT 84097

File No.: 37263

Sidwell # 13-041-0029

**WARRANTY DEED**

(Individual Form)

**S. Alan Chipman and Tammy Sweat -Chipman, Co-Trustees of The Chipman Living Trust, dated June 25, 2015, or any Successor Trustee, or any Amendments thereto**

**GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

**Silverado Partners, LLC, A Utah Limited Liability Company**

**GRANTEE,**

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Utah County, State of Utah described as follows:

Beginning at a point in a fence line on the North line of a county road, said point being South 1548.78 feet and West 1039.72 feet (based on the Utah State Coordinate System), from the North Quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°08'25" West along a fence line on the North side of said county road 188.82 feet; thence North 0°55'57" East along a fence line 398.83 feet; thence South 89°14'16" East along a fence line 180.52 feet; thence South 00°15'32" East 399.22 feet to the point of beginning.

Tax Parcel No. 13-041-0029

also known by street and number as 6968 West 7750 North, American Fork, UT 84003

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.

**WITNESS**, the hand of said grantor this 1st day of June, 2017.

The Chipman Living Trust dated June 25, 2015

S. Alan Chipman  
S. Alan Chipman, Trustee

Tammy Sweat-Chipman  
Tammy Sweat-Chipman, Trustee

State of Utah  
County of Utah

On this 1st day of June, 2017, personally appeared before me, the undersigned Notary Public, personally appeared S. Alan Chipman and Tammy Sweat-Chipman, Co-Trustees of The Chipman Living Trust dated June 25, 2015, 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.

Lisa W. Lott  
Notary Public  
My commission expires: August 04, 2018

