



\*W3217293\*



E# 3217293 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
11-Feb-22 1246 PM FEE \$40.00 DEP DA  
REC FOR: REAL ADVANTAGE TITLE INSURANCE AG  
ELECTRONICALLY RECORDED

After Recording Return To:  
Mail Tax Notices To:  
Braxton Gary Miller and  
Sara Petersen  
451 32nd Street  
Ogden, UT 84401

File Number: 22-10786-BL  
Parcel ID: 04-030-0022

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### Warranty Deed

Know All Men By These Presents that , **Frampton Flip LLC, a Limited Liability Company**, (henceforth referred to as "Grantor") of **Orem, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Braxton Gary Miller and Sara Petersen, as joint tenants**, (henceforth referred to as "Grantee") of **Ogden, Utah**, with **WARRANTY COVENANTS:**

Part of Lot 14, Block 4, South Ogden Survey, Ogden City Survey, Weber County, Utah: Beginning at the intersection of the South line of 32nd Street and the East line of Ogden Avenue as extended from Woodmansee's Main Street Addition; thence East 49.50 feet; thence South 99.41 feet; thence West 49.50 feet to the East line of Ogden Avenue; thence North 99.41 feet to the place of Beginning.

Tax Parcel #: 04-030-0022

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

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In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 3<sup>rd</sup> day of February, 2022.

Frampton Flip LLC, a Limited Liability Company

By: [Signature]  
Taylor Lewis Frampton, Member

STATE OF UTAH  
COUNTY OF UTAH

On this 3<sup>rd</sup> day of February, 2022, personally appeared Taylor Lewis Frampton, 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/she is Member of Frampton Flip LLC and said document was signed by him/her 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.

[Signature]  
Notary Public

