



\*W3233634\*

E# 3233634 PG 1 OF 1  
Leann H. Kilts, WEBER COUNTY RECORDER  
03-May-22 1146 AM FEE \$40.00 DEP DAC  
REC FOR: ALPINE LEGAL TITLE  
ELECTRONICALLY RECORDED

322-0248  
WHEN RECORDED MAIL TAX NOTICES TO:  
Cluster Flip LLC  
704 7th Street, Ogden, UT 84404

**WARRANTY DEED**

Bases Loaded Investing, LLC, a Utah limited liability company  
of Ogden, UT

“Grantor”

hereby CONVEYS and WARRANTS to

Cluster Flip LLC  
of Ogden, UT

“Grantee”

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in  
Weber, State of Utah, to-wit:

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT  
LAKE BASE AND MERIDIAN, U.S. SURVEY, WHICH BEGINS AT A POINT ON THE NORTH LINE OF 7TH  
STREET NORTH 1°02' EAST 1172 FEET AND SOUTH 89°10' EAST 1604 FEET FROM THE SOUTHWEST  
CORNER OF SAID QUARTER SECTION; AND RUNS THENCE NORTH 0°28' EAST 181.5 FEET; THENCE  
SOUTH 89°10' EAST 60 FEET; THENCE SOUTH 0°28' WEST 181.5 FEET; THENCE NORTH 89°10' WEST 60  
FEET TO THE POINT OF BEGINNING.

Tax Serial No.: 12-049-0010

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022  
taxes and thereafter.

WITNESS the hand of said grantor, this May 2, 2022

Bases Loaded Investing, LLC, a Utah limited liability company  
By: John Maxim, Manager

STATE OF Utah )  
 )  
:ss  
COUNTY OF Salt Lake )

On this May 2, 2022, personally appeared before me John Maxim, Manager of Bases Loaded Investing, LLC, a Utah  
limited liability company, the signer of the within instrument, who duly acknowledged to me that he executed the  
same and had the authority to do so on behalf of said company.

Notary Public  
Residing at: SLC, UT  
My Commission Expires: 3/15/24

