



W3233635

322-0248
WHEN RECORDED MAIL TAX NOTICES TO:
Cluster Flip LLC
708 & 712 7th Street, Ogden, UT 84404

E# 3233635 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
03-May-22 1146 AM FEE \$40.00 DEP DAC
REC FOR: ALPINE LEGAL TITLE
ELECTRONICALLY RECORDED

WARRANTY DEED

Maximiniums, LLC dba Unreal Estate LLC, a Utah limited liability company , as joint tenants "Grantor"
of Ogden, UT

hereby CONVEYS and WARRANTS to

Cluster Flip LLC "Grantee"
of Ogden, UT

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

Parcel 1:

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; WHICH BEGINS AT A POINT ON THE NORTH LINE OF 7TH STREET, OGDEN CITY, WEBER COUNTY, UTAH, 1172 FEET NORTH 01°02' EAST AND 1664 FEET SOUTH 89°10' EAST FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, AND RUNS THENCE NORTH 00°28' EAST 181.5 FEET, THENCE NORTH 89°10' WEST 60 FEET, THENCE NORTH 00°28' EAST 115.5 FEET, THENCE SOUTH 89°10' EAST TO THE CENTER OF LYNNE IRRIGATION COMPANY CANAL, THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID CANAL TO A POINT WHICH IS SOUTH 89°10' EAST 90 FEET AND NORTH 00°28' EAST 213 FEET FROM BEGINNING, THENCE SOUTH 00°28' WEST 31.5 FEET, THENCE NORTH 89°10' WEST 45 FEET, THENCE SOUTH 00°28' WEST 181.5 FEET TO THE NORTH LINE OF 7TH STREET, THENCE NORTH 89°10' WEST 45 FEET TO THE PLACE OF BEGINNING.

Parcel 2:

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF 7TH STREET, OGDEN CITY, UTAH, NORTH 01°02' EAST 1172 FEET AND SOUTH 89°10' EAST 1709 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 89°10' EAST 45 FEET; THENCE NORTH 00°26' EAST 181.5 FEET; THENCE NORTH 89°10' WEST 45 FEET; THENCE SOUTH 00°28' WEST 181.5 FEET TO BEGINNING.

Tax Serial No.: 12-049-0007 and 12-049-0006

LESS AND EXCEPTING any and all water rights associated herewith.

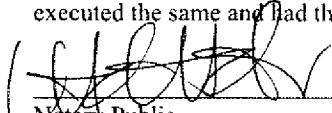
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

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

Maximiniums, LLC dba Unreal Estate LLC, a Utah limited liability company
By: John Maxim, Manager

STATE OF Utah)
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COUNTY OF Salt Lake)

On this May 2, 2022, personally appeared before me John Maxim, Manager of Maximiniums, LLC dba Unreal Estate 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: 3/17/24

