



\*W3353620\*

WHEN RECORDED MAIL TO  
AND MAIL TAX NOTICE TO:  
Orchard Flats LLC, a Utah Limited Liability  
Company  
7592 S Quicksilver Dr  
Cottonwood Heights, UT 84121

E# 3353620 PG 1 OF 2  
B. Rahimzadegan, WEBER COUNTY RECORDER  
08-Jan-25 0140 PM FEE \$40.00 DEP LC  
REC FOR: US TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

## WARRANTY DEED

File No.: 079988

APN: 01-013-0012 CM SW CM ds PCV

**Teddy B. Properties, LLC a Utah Limited Liability Company and Jonathan Miller,**

Grantor(s), of Salt Lake City, Salt Lake County, State of Utah, hereby convey(s) and warrant(s) to

**Orchard Flats LLC, a Utah Limited Liability Company,**

Grantee(s), of Cottonwood Heights, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Weber County, Utah, to wit:

Part of Lot 3, Block 15, Plat A, Ogden City Survey, Weber County, Utah: Beginning at a point 1.5 rods West and 54.50 feet North from the Southeast corner of said Lot 3, and running thence West 8.5 rods, thence North 46.00 feet, thence East 30.25 feet, more or less, thence North 1.00 feet, thence East 5.60 feet, thence North 4.00 feet, thence East 6.30 feet, thence North 2.00 feet, thence East 25.10 feet, thence South 3.50 feet, thence East 73.00 feet to the West line of Orchard Avenue, thence South 49.50 feet to the point of beginning.

Situated in Weber County, State of Utah

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 8th day of January, 2025.

Teddy B. Properties, LLC a Utah Limited  
Liability Company

BY: \_\_\_\_\_

Jeremy Keele  
Sole Member

\_\_\_\_\_ *for Jonathan Miller as his AIF*  
Jeremy Keele for Jonathan Miller as His  
Attorney In Fact

STATE OF UTAH )

:ss )

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me the 8th day of October, 2025 by Jeremy Keele, as Sole Member of Teddy B. Properties, LLC a Utah Limited Liability Company and Jeremy Keele as Attorney in Fact for Jonathan Miller.

\_\_\_\_\_  
Notary Public

