



\*W3363271\*



E# 3363271 PG 1 OF 2  
B. Rahimzadegan, WEBER COUNTY RECORDER  
31-Mar-25 0341 PM FEE \$40.00 DEP SD  
REC FOR: TITLE GUARANTEE SETTLEMENT SERVICE  
ELECTRONICALLY RECORDED

**MAIL TAX NOTICE TO:**

**Name:** GRANTEE  
**Address:** 1416 Eyrie Drive  
Ogden, UT 84404

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**WARRANTY DEED**

**Cheryl Lynn Lyons**

**GRANTOR**

of SALT LAKE County and State of UTAH, hereby CONVEY(S) AND WARRANTS to:

**Amoti LLC, a Utah Limited Liability Company**

**GRANTEE**

of WEBER, County and State of UTAH, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in WEBER County and State of UTAH described as follows:

**All of Lot 10 and Part of Lot 11, Block 12, Eyrie Meadow Subdivision No. 2, according to the Official Plat thereof on file and of record in the Office of the Weber County Recorder, State of Utah.**

**Said part of Lot 11 being more definitely described as follows:**

**Beginning at the Southerly corner of Lot 11, and running thence North 38°31'34" West 5.04 feet; thence North 58°32' East 93.48 feet; thence South 18°10' East 5.14 feet to the most Easterly corner of said Lot 11; thence South 58°32' West 91.68 feet to the point of beginning.**

Tax Serial No. 11-010-0064

BT

also known by street and number of: 1416 Eyrie Drive, Ogden, UT 84404

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2025 and thereafter.

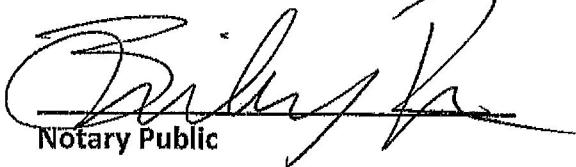
IN WITNESS WHEREOF, the hand of said grantor, this 20<sup>th</sup> day of March, 2025.

  
Cheryl Lynn Lyons

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 20<sup>th</sup> day of March, 2025, before me Briley Rose, a notary public, personally appeared Cheryl Lynn Lyons, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

  
Briley Rose  
Notary Public

