



\*W3365287\*

E# 3365287 PG 1 OF 4  
B. Rahimzadegan, WEBER COUNTY RECORDER  
15-Apr-25 0444 PM FEE \$40.00 DEP LC  
REC FOR: FIRST AMERICAN - FASHION POINTE  
ELECTRONICALLY RECORDED

Recording Requested by:  
First American Title Insurance Company  
5929 S Fashion Pointe Dr, Ste 120  
South Ogden, UT 84403  
(801)479-6600

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Grandview Industries LLC  
5928 Park Meadow Drive  
Mountain Green, UT 84050

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **338-6345961 (JJ)**  
A.P.N.: **13-072-0072**

**Silverado Group LLC**, Grantor, of **Ogden, Weber** County, State of **UT**, hereby CONVEY AND WARRANT to

**Grandview Industries LLC**, a **Utah Limited Liability Company**,, Grantee, of **Mountain Green, Morgan** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

**A part of the Southwest Quarter and a part of the Southeast Quarter of Section 22, Township 6 North, Range 1 West, of the Salt Lake Base and Meridian. Beginning at the intersection of an existing North Ogden Irrigation Canal and the North line of said Southwest Quarter being located North 88°20'46" West 55.65 feet from the calculated Northeast corner of said Southwest Quarter said point also being North 75°11'21" East 675.11 feet an South 88°20'46" East 189.36 feet from the Ogden City centerline monument at Canyon Road and Mountain Road (Basis of Bearing is a line between the Ogden City Monument at Mountain Road and Canyon Road and the Ogden City PI monument on mountain road); running thence along said existing canal the following four (4) courses: (1) South 53°15'49" East 63.23 feet (2) South 62°02'04" East 28.08 feet (3) South 34°10'44" East 18.62 feet; thence South 13°02'23" East 217.25 feet to the North right-of-way line of Canyon Road; thence along said North right-of-way line the following two (2) courses: (1) South 88°59'48" West 250.00 feet (2) South 89°15'26" West 29.60 feet to an existing fence line; thence along said existing fence line the following five (5) courses: (1) North 01°08'37" East 118.75 feet (2) North 82°31'21" West 20.16 feet; (3) North 01°05'47" East 96.48 feet; (4) South 89°02'45" West 30.35 feet; (5) North 01°09'55" East 70.97 feet to the North line of said Southwest Quarter; thence along said North line South 88°20'46" East 189.36 feet to the Point of Beginning.**

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

A.P.N.: **13-072-0072**

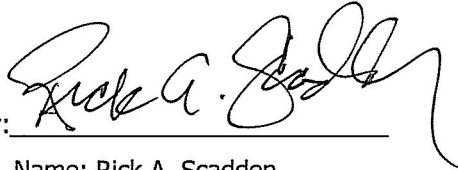
Warranty Deed - continued

File No.: **338-6345961 (JJ)**

Witness, the hand(s) of said Grantor(s), this **April 14, 2025**.

**Silverado Group LLC**

By: Blox Development LLC

By: 

Name: Rick A. Scadden

Title: Managing Member

By: Johnston Family Investments LC

By: 

Name: David Brett Johnston

Title: Managing Member

By: Evans Family Investments LLC

By: 

Name: George Evans

Title: Managing Member

A.P.N.: 13-072-0072

Warranty Deed - continued

File No.: 338-6345961 (JJ)

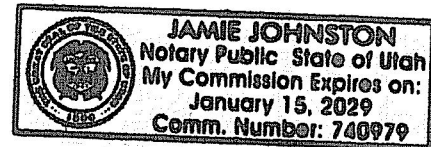
STATE OF Utah )  
 )ss.  
 County of Weber )

On April 14, 2025, before me, the undersigned Notary Public, personally appeared Rick A. Scadden, Managing Member of Blox Development LLC who is Managing Member of **Silverado Group LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 1-15-29

*Jamie Johnston*  
 Notary Public



STATE OF Utah )  
 )ss.  
 County of Weber )

On April 14, 2025, before me, the undersigned Notary Public, personally appeared David Brett Johnston, Managing Member of Johnston Family Investments LC who is Managing Member of Silverado Group LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 2/8/28

*A Forsberg*  
 Notary Public

