



W3379544

Mail Recorded Deed and Tax Notice To:
Shane Branz
4935 South 3500 West
Roy, UT 84067

E# 3379544 PG 1 OF 3
B. Rahimzadegan, WEBER COUNTY RECORDER
05-Aug-25 1020 AM FEE \$40.00 DEP SD
REC FOR: ONRECORD TITLE
ELECTRONICALLY RECORDED



File: KW-2025-1772

WARRANTY DEED

Diamond Real Estate, LLC, a Utah Limited Liability Company

GRANTOR(S) of Roy, State of Utah, hereby Conveys and Warrants to

Shane Branz, a married man, as sole ownership

GRANTEE(S) of Roy, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

See attached Exhibit A Legal Description

TAX ID NO.: 09-072-0062 kn

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 4th day of August, 2025.

Diamond Real Estate, LLC, a Utah Limited
Liability Company

By Jordan Burningham


Jordan Burningham, Manager

STATE OF UTAH
COUNTY OF SALT LAKE

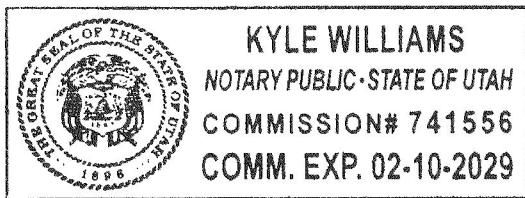
On this 4th day of August, 2025, personally appeared Jordan Burningham, Manager of Diamond Real Estate, LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of Diamond Real Estate, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.



Signed by: Kyle Williams
Date & Time: Aug 04, 2025 13:23:27 MDT

Notary Public



This remote online notarization involved the
use of audio/visual communication technology

EXHIBIT A
Legal Description

Property 1:

Part of the Northeast quarter of Section 16, Township 5 North, Range 2 West, Salt Lake Base & Meridian, U.S. Survey, described as follows:

Beginning at a point on the West line of 3500 West street, said point being North along the Section line 1674.47 feet and West 33 feet from the East quarter corner of said section 16; thence North along said West line 83.00 feet; thence West 146.74 feet; thence South 21°07' West 88.98 feet; thence East 178.79 feet to the point of beginning.