

ENT 97347:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Dec 12 03:39 PM FEE 40.00 BY LM  
RECORDED FOR FNT Utah Downtown SLC - 170  
ELECTRONICALLY RECORDED

**WHEN RECORDED RETURN TO AND**  
**MAIL TAX NOTICES TO:**  
DAICLH, LLC, a Utah limited liability company  
14034 South 145 East  
Suite 204  
Draper, UT 84020

File No.: 2591383HM

## **WARRANTY DEED**

**Cedar Valley Developers, LLC, a Utah limited liability company**

Grantors,

City of Draper, County of Salt Lake, State of Utah hereby CONVEY and WARRANT to

**DAICLH, LLC, a Utah limited liability company**

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and Other Good and Valuable Consideration the following described tract(s) of land in Eagle Mountain, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

The following is shown for information purposes only:

APN/Parcel ID(s): 39-391-0012

More Commonly Known as: 3318 West Cheyenne Road, Lot 12, Eagle Mountain, UT 84013

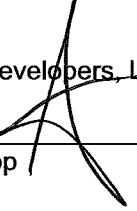
Subject to property taxes for the year 2025 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

## WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Cedar Valley Developers, LLC, a Utah limited liability company

BY:   
Nathan Shipp  
Manager

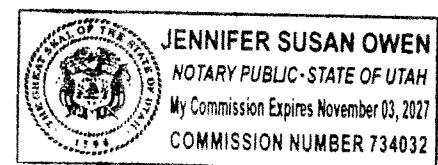
STATE OF Utah  
COUNTY OF Salt Lake

On this 19th day of August, in the year 2025, personally appeared before me, Nathan Shipp, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of Cedar Valley Developers, LLC, a Utah limited liability company and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Cedar Valley Developers, LLC, a Utah limited liability company, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Signature: 

(Seal)



**EXHIBIT "A"**  
Legal Description

Lot 12, FIREFLY NPA 5 PHASE A PLAT 1, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.