



\*W3313842\*

**WHEN RECORDED RETURN TO AND  
MAIL TAX NOTICES TO:**

Valor Investments, LLC  
11346 S. Palisade View Drive  
South Jordan, UT 84095

E# 3313842 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
08-Feb-24 0958 AM FEE \$40.00 DEP RC  
REC FOR: FNT DRAPER FNTIC - 11910 S STATE ST  
ELECTRONICALLY RECORDED

File No.: FTUT2200533JS

**WARRANTY DEED**

**Valor Investments LLC**

Grantors,

City of Huntsville, County of Weber, State of Utah, hereby CONVEY and WARRANT to

**Ti Dyphibane and Noi Dyphibane, as joint tenants**

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations the following described tract(s) of land in Huntsville, State of Utah:

**For APN/Parcel ID(s): 21-031-0029**

**A PORTION OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE NORTH 89°21'27" EAST 2566.43 FEET ALONG SECTION LINE, THENCE SOUTH 10°27'31" WEST 1530.37 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 39 AND THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1969.59 FEET AND A CHORD THAT BEARS SOUTH 85°42'02" EAST 292.46 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 292.73 FEET; THENCE SOUTH 194.34 FEET; THENCE NORTH 78°05'00" WEST 314.96 FEET TO THE EASTERLY LINE OF THE CHRIS L. PETERSEN PROPERTY; THENCE NORTH 06°14'25" EAST 152.13 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF OLD TRAPPERS LOOP ROAD (7450 EAST).**

The following is shown for information purposes only:

More Commonly Known as: 1188 S Old Trappers Loop Rd, Huntsville, UT 84317

Subject to property taxes for the year 2022 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.



\_\_\_\_\_  
Ti Dyphibane, manager

State of UTAH

County of Salt Lake

On this 8 day of February, in the year 2024, before me, Jacob Sorensen a notary public, personally appeared Ti Dyphibane as manager of Valor Investments LLC, 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.

Signature: \_\_\_\_\_

