

WHEN RECORDED RETURN TO:
Celeste C. Canning PLLC
2590 Washington Blvd., Ste. 200
Ogden, Utah 84401



W3308395

SEND TAX NOTICES TO:
Stephen & Jodi Sniggs
PO Box 366
Eden, UT 84310-0366

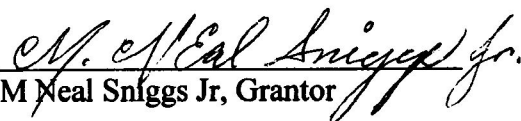
WARRANTY DEED

M Neal Sniggs Jr (“Grantor”) hereby conveys and warrants to Stephen A. Sniggs and Jo Dean I. Sniggs, (“Grantees”), for the sum of ten dollars (\$10) and other good and valuable consideration, the real property located at 508 Ogden Canyon, Ogden, Utah, Weber County, Utah, more particularly described as:

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT ON THE NORTH LINE OF CANYON ROAD, SAID POINT BEING WEST 1803.3 FEET, AND SOUTH 277 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18, RUNNING THENCE NORTH 245 FEET TO THE UTAH LIGHT AND RAILWAY COMPANY RIGHT OF WAY, THENCE SOUTH 54D30' WEST 368 FEET ALONG RIGHT OF WAY, THENCE SOUTH 100 FEET, MORE OR LESS, TO OGDEN RIVER THENCE EASTERLY ALONG SAID OGDEN RIVER TO THE WEST LINE OF THE CANYON ROAD, THENCE NORTHEASTERLY ALONG THE SAID WEST LINE OF SAID CANYON ROAD TO A POINT SOUTH 73D45' WEST FROM THE POINT OF BEGINNING, THENCE NORTH 73D45' EAST TO THE POINT OF BEGINNING.

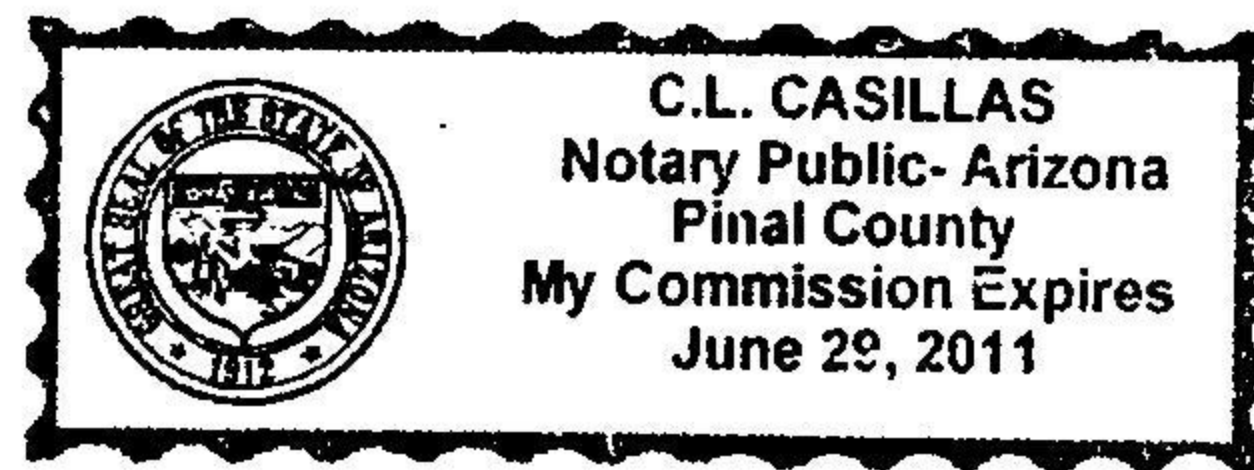
Serial Number: 20-031-0024 DB

Witness the hand of said Grantor, this 8th day of November, 2008.


M Neal Sniggs Jr, Grantor

STATE OF ARIZONA)
COUNTY OF PINAL §

SUBSCRIBED AND SWORN to before me on this 8th day of November, 2008, by M Neal Sniggs Jr, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who admitted to me that he executed the foregoing instrument voluntarily for its stated purpose.



C. J. Casillas
Notary Public