



W3311887

SEND TAX NOTICES TO:
William C. Sneddon
3974 North 800 West
Pleasant View, UT 84114

E# 3311887 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
22-Jan-24 0908 AM FEE \$40.00 DEP TH
REC FOR: PARR BROWN GEE AND LOVELESS
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

4300 NORTH RANCH COMPANY, LLC, a Utah limited liability company with an address of 3974 North 800 West, Pleasant View, UT 84114, grantor, hereby conveys and warrants against all claiming by, through or under it, to William C. Sneddon, of 3974 North 800 West, Pleasant View, UT 84114, as to an undivided 41.476% interest as a tenant in common, Gregory C. Sneddon, of 1346 West 3800 North, Pleasant View, UT 84114, as to an undivided 11.908% interest as a tenant in common, Curtis W. Sneddon, of 4117 North 175 West, Pleasant View, UT 84114, as to an undivided 11.908% interest as a tenant in common, and J&M Holdings, LLC, a Utah limited liability company with an address of 959 South 7900 East, P.O. Box 548, Huntsville, UT 84317, as to an undivided 34.708% interest as a tenant in common, grantees, for the sum of \$10 and other valuable consideration, the receipt and sufficiency of which are acknowledged, the following described parcels of real property located in Weber County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO. ds

APNs: 16-012-0073, 16-012-0009, 16-012-0026 and 16-012-0074

Subject to county and/or city taxes not delinquent; bonds and/or special assessments not delinquent; and covenants, conditions, restrictions, rights of way, easements, leases and reservations now of record. Subject to general property taxes for the current year and thereafter.

DATED this 2ND day of JANUARY, 2024.

4300 NORTH RANCH COMPANY, LLC,
a Utah limited liability company

By: William C. Sneddon
William C. Sneddon, manager

By: Dixie L. Sneddon
Dixie L. Sneddon, manager

STATE OF UTAH)
 :SS
COUNTY OF Weber)

On the 2nd day of January, 2024, personally appeared before me William C. Sneddon and Dixie L. Sneddon, the signers of the above instrument who duly acknowledged to me that they executed the same in their capacity as managers of 4300 North Ranch Company, LLC, a Utah limited liability company.

Mckenzie Schryver
Notary Public

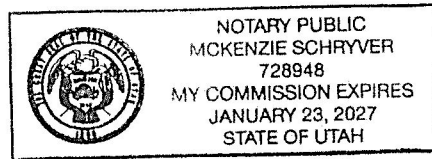


EXHIBIT A
To Special Warranty Deed

BT

APN: 16-012-0073 ^{BST}_{PCV} BST

A part of the Southwest Quarter of Section 18, Township 7 North, Range 1 West, Salt Lake Meridian, U.S. Survey, described as follows: Beginning at the Southwest Corner of Lot 4, said Section 18, running thence North along the West line of said section 18 a distance of 1320 feet; thence East 990 feet; thence South 1320 feet, to the South line of said Section 18; thence West 990 feet to the point of beginning.

BT

APN: 16-012-0009 ^{BST}_{PCV} BST

Part of Lot 2, Section 18, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Southwest corner of said Lot, and running thence North 305.25 feet; thence East 1320 feet; thence South 305.25 feet; thence West 1320 feet to the point of beginning. Together with existing mineral rights, if any.

BT

APN: 16-012-0026 ^{BST}_{PCV} BST

All of Lots 3, 4 and the East ½ of the Southwest Quarter of Section 18, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

Together with existing mineral rights, if any.

EXCEPTING THEREFROM the West 990 feet of said Lot 4.

ALSO EXCEPTING the following: A part of the Southwest Quarter of Section 18, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Southeast corner of the Southwest quarter of said Section 18, and running thence West along the South line of said Section 660 feet; thence North 396.00 feet; thence East 660 feet to the East line of said Southwest Quarter; thence South along said East line 396 feet, more or less, to the point of beginning.

BT

APN: 16-012-0074 ^{BST}_{PCV} BST

Beginning at the South Quarter Corner of Section 18, Township 7 North, Range 1 West, Salt Lake Base and Meridian, running thence North 89°43'58" West 660.00 feet; thence North 0°12'13" East 396.00 feet; thence South 89°43'58" East 660.00 feet; thence South 0°12'13" West 396.00 feet to the point of beginning.



W3328206

E# 3328206 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
06-Jun-24 0932 AM FEE \$40.00 DEP RC
REC FOR: PROSPECT TITLE INSURANCE
ELECTRONICALLY RECORDED



**Prepared By Prospect Title Insurance
Agency, LLC
COURTESY RECORDING**

**After Recording Mail Tax Notice To:
William C. Sneddon
3974 North 800 West
Pleasant View, UT 84414**

Space Above This Line for Recorder's Use

WARRANTY DEED

**William C. Sneddon, as to undivided 41.76% interest as a tenant in common,
Gregory C. Sneddon, as to an undivided 11.908 interest as a tenant in common,
Curtis W. Sneddon, as to an undivided 11.908% interest as a tenant in common**

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00),
and other good and valuable consideration in hand paid by

**4300 North Ranch Company, LLC of 3974 North 800 West, Pleasant View, UT
84414, as to an undivided 41.476 % interest as a tenant in common, GCS 4300
North, LLC, of 1346 West 3800 North, Pleasant View, UT 84414, as to an
undivided 11.908% interest as a tenant in common, C&S Ranch Holding, LLC , of
4117 North 175 West Pleasant View, UT 84414, as to an undivided 11.908%
interest as a tenant in common**

GRANTEE(S), of Ogden, UT
hereby CONVEY AND WARRANT unto said GRANTEE(S), the following lands lying in
County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND
MADE A PART HEREOF.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise

appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Tax Serial No. 16-012-0073, 16-012-0009, 16-012-0026 and 16-012-0074

Witness our hands on 22 day of May, 2024

Grantor:

William C. Sneddon
William C. Sneddon

Gregory C. Sneddon
Gregory C. Sneddon

Curtis W. Sneddon
Curtis W. Sneddon

STATE OF UTAH
COUNTY OF WEBER

On this ^{22nd} day of May, 2024, before me Rachel J. Miller, a notary public, personally appeared William C. Sneddon, Gregory C. Sneddon, and Curtis W. Sneddon, 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

Rachel J. Miller
Notary Public



EXHIBIT A**APN : 16-012-0073** PCV

A part of the Southwest Quarter of Section 18, Township 7 North, Range 1 West, Salt Lake Meridian, U.S. Survey, described as follows : Beginning at the Southwest Corner of Lot 4, said Section 18, running thence North along the West line of said section 18 a distance of 1320 feet; thence East 990 feet; thence South 1320 feet, to the South line of said Section 18; thence West 990 feet to the point of beginning.

APN: 16-012-0009 PCV

Part of Lot 2, Section 18, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Southwest corner of said lot, and running thence North 305.25 feet; thence East 1320 feet; thence South 305.25 feet; thence West 1320 feet to the point of beginning. Together with existing mineral rights, if any.

APN: 16-012-0026 PCV

All of Lots 3, 4, and the East ½ of the Southwest Quarter of Section 18, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

Together with existing mineral rights, if any.

EXCEPTING THEREFROM the West 990 feet of said Lot 4.

ALSO EXCEPTING the following : A part of the Southwest Quarter of Section 18, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Southeast corner of the Southwest quarter of said Section 18, and running thence West along the South line of said Section 660 feet; thence North 396.00 feet; thence East 660 feet to the East line of said Southwest Quarter; thence South along said East line 396 feet, more or less, to the point of beginning.

APN: 16-012-0074 PCV

Beginning at the South Quarter Corner of Section 18, Township 7 North, Range 1 West, Salt Lake Base and Meridian, running thence North 89°43'58" West 660.00 feet; thence North 0°12'13" East 396.00 feet; thence South 89°43'58" East 660.00 feet; thence South 0°12'13" West 396.00 feet to the point of beginning.