After recording return to:

Philip C. Patterson
Attorney at Law
419 27th Street
Ogden, UT 84401

WARRANTY DEED

NIX HOLDINGS LC, Grantor, of Weber County, Utah hereby conveys and warrants to J&S Nix Holding, LLC of Weber County, Utah, for the sum of ten dollars and other valuable consideration the following described tract of real property located in Weber County, Utah, which real property is more particularly described as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE LOCATED NORTH 01°04'34" EAST 981.00 FEET ALONG THE WEST LINE OF SAID SECTION AND NORTH 90°00'00" EAST 1376.01 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE TO THE LEFT ALONG THE ARC OF A 4954.20 FOOT RADIUS CURVE, A DISTANCE OF 225.37 FEET, CHORD BEARS NORTH 41°58'05" EAST 225.35 FEET TO THE PROJECTION OF AN EXISTING FENCE LINE FROM THE SOUTH; THENCE SOUTH 01°38'53" WEST 443.55 FEET ALONG SAID FENCE LINE PROJECTION AND THEN SAID FENCE LINE TO AN EXISTING FENCE CORNER; THENCE NORTH 88°21'50" WEST 140.20 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER BEING A POINT DESCRIBED OF RECORD AS BEING LOCATED 20.96 CHAINS EAST AND 722 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00°27'56" EAST 271.82 FEET ALONG SAID AN EXISTING FENCE LINE TO THE POINT OF BEGINNING. CONTAINING 1.175 ACRES.
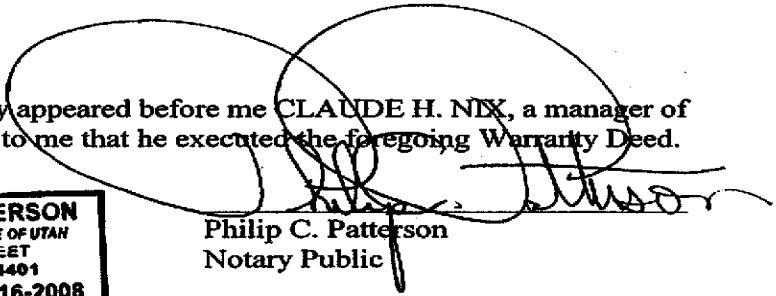
14-031-0055

Witness the hand of said Grantor this December _4_, 2008.

Nix Holdings, LC

BY: _____
Claude H. Nix
Manager

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STATE OF UTAH)
                :ss
COUNTY OF WEBER)

On December 4 2008 personally appeared before me CLAUDE H. NIX, a manager of Nix Holdings, LC, who duly acknowledged to me that he executed the foregoing Warranty Deed.

PATTERSON
STATE OF UTAH
TREET
OGDEN UT 84401
COMM. EXP. 12-16-2008

Philip C. Patterson
Notary Public