

Recording requested by:  
Drew Johnson and Deja Mitchell  
4198 Aspen Lane  
Eden, UT 84310

and when recorded, please return this deed and tax  
statements to:  
Drew Johnson and Deja Mitchell  
4198 Aspen Lane  
Eden, UT 84310



\*W2587869\*

~~EN 2587398 PG 1 OF 4  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
26-JUL-12 343 PM FEE \$17.00 DEP JKC  
REC FOR: DREW JOHNSON~~

EN 2587869 PG 1 OF 5  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
30-JUL-12 1138 AM FEE \$18.00 DEP JKC  
REC FOR: DREW JOHNSON

For recorder's use only

## SPECIAL WARRANTY DEED

M. NEAL SNIGGS, JR., as Grantor, hereby conveys and warrants against all who claim by, through, or under the Grantor, to Drew Johnson and Deja Mitchell, as Grantees, for the sum of Ten Dollars, and other good and valuable consideration, all right, title, interest and claim to that certain real property ("Parcel") described as:

THAT CERTAIN PARCEL OF LAND LOCATED IN WEBER COUNTY, STATE OF UTAH, IDENTIFIED AS PARCEL NUMBER ~~20-027-0013~~ AND ALSO DESCRIBED AND IDENTIFIED AS FOLLOWS: *DP SPR R*

PART OF LOT 13, BLOCK 1, THE HERMITAGE OF OGDEN CANYON, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN: BEGINNING AT A POINT ON THE WEST LINE OF CANYON ROAD AT THE NORTHEAST CORNER OF SAID LOT 13, RUNNING THENCE SOUTHERLY ALONG SAID WEST LINE 100 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST LINE OF CANYON ROAD AND THE NORTH LINE OF THE PROPERTY OWNED BY THE STATE ROAD COMMISSION, THENCE NORTH 87 FEET, MORE OR LESS, TO A POINT SOUTH 83°36' WEST 50 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 83°36' EAST 50 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,175 SQUARE FEET OR 0.05 ACRES

SUBJECT TO any zoning and/or restrictions and prohibitions imposed by governmental authority, and any valid restrictions, easements, rights of way, or other matters appearing on the plat or of record;

*RERECORDING TO ATTACH "EXHIBIT A" AS PER IN PAPERWORK.*

RESERVING to Grantor a permanent, non-exclusive, appurtenant easement ("Easement") for the benefit of that certain real property ("Dominant Estate") described as:

THAT CERTAIN PARCEL OF LAND LOCATED IN WEBER COUNTY, STATE OF UTAH, IDENTIFIED AS PARCEL NUMBER 20-031-0024 AND ALSO DESCRIBED AND IDENTIFIED AS FOLLOWS: <sup>Spvs</sup>

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 54°30' 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 73°45' WEST FROM THE POINT OF BEGINNING, THENCE NORTH 73°45' EAST TO THE POINT OF BEGINNING.

The sole purpose of said Easement shall be to provide the owners of the Dominant Estate access over and across the Parcel in order to repair, replace and/or maintain the signage, landscaping, lighting, water sprinkler system and electrical utility pole ("collectively, "Improvements") located within the Easement Area located on the Parcel. The "Easement Area" consists of that portion of the Parcel consisting of approximately 225 square feet, measuring approximately 15 feet by 15 feet, as depicted in Exhibit A, which is attached to and made part of this Special Warranty Deed. Any signage located within the Easement Area must be used for the sole purpose of identifying and promoting any commercial or non-profit businesses or entities located and operating on the Dominant Estate. The owners of said Easement shall be solely responsible for any and all costs, obligations, or liabilities related to the installation, repair, replacement and/or maintenance of any Improvements including, without limitation, any costs, obligations, or liabilities related to any requirements or restrictions imposed on such Improvements by any governmental agency.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this 17 day of May, 2012.

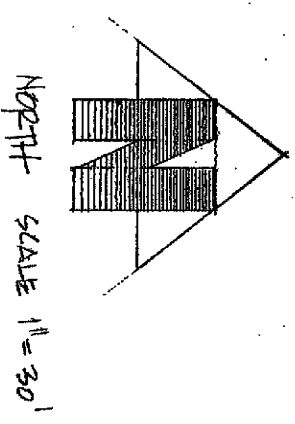
GRANTOR:

  
M. NEAL SNIIGGS, JR. POA

EXHIBIT A  
to  
Special Warranty Deed

Depiction of Easement Area

The "Easement Area" consists of the fifteen (15) foot diameter circle which is depicted in the attached one (1) page diagram



STATE HIGHWAY 39  
(PADDEN CANYON)

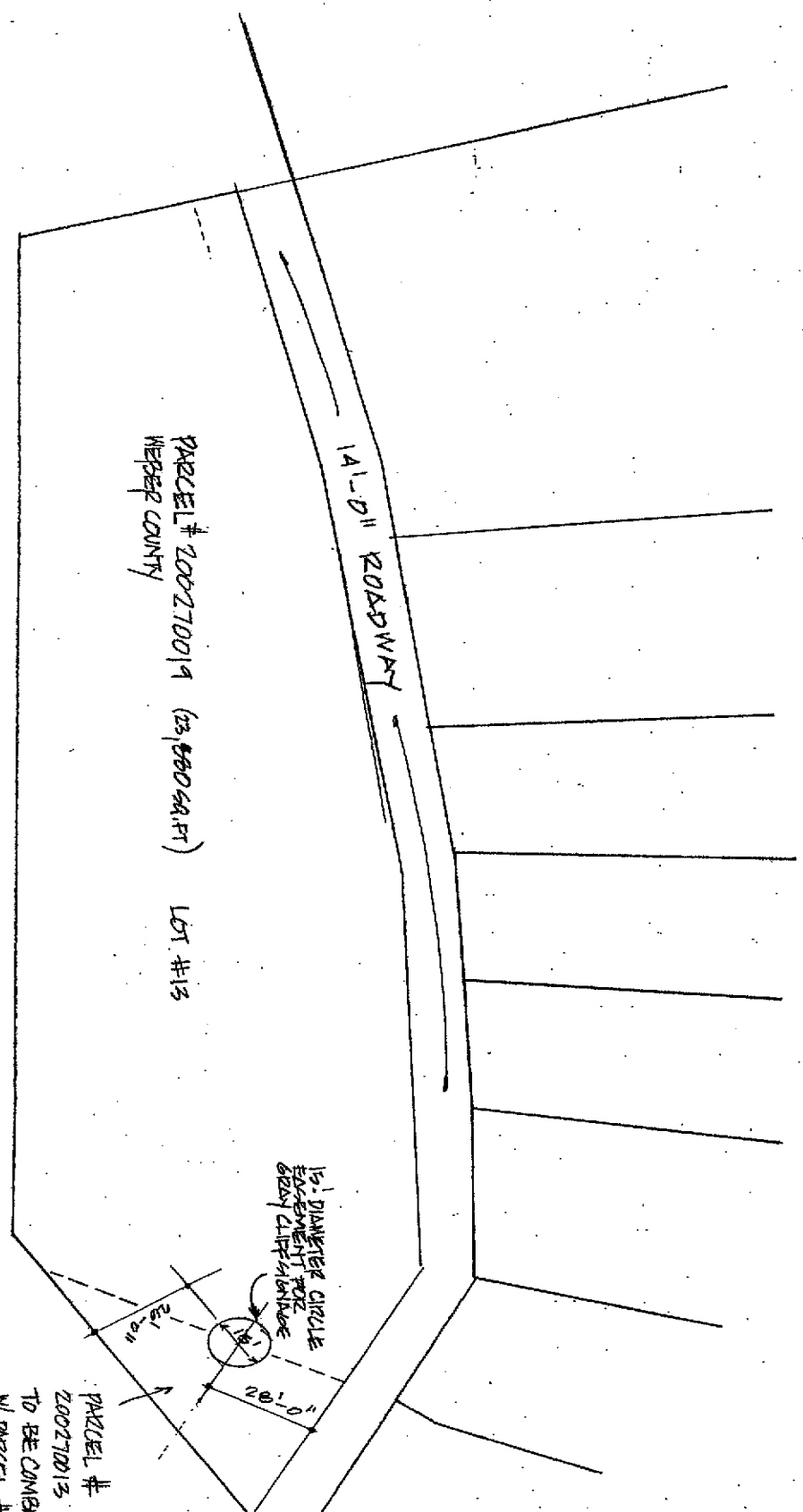


EXHIBIT 'A'

DREW JOHNSON  
BRIAN MITCHELL  
25 JULY 2012

20-027-0020 (20-027-0013, 0019) *LF*

State of Utah  
County of Weber } ss.

On this May 17, 2012, before me personally appeared M. Neal Sniggs, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY SEAL

Tiffany Mueller  
Signature of Notary Public

Tiffany Mueller  
Printed Name of Notary

My commission expires: February 4, 2014

