



W2889109

E# 2889109 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
09-Nov-17 10:53 AM FEE \$20.00 DEP JC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:
CEBFA Visionary, LLC, a disregarded entity
wholly owned by CEBFA Storage I, LLC
180 N. University Avenue #250
Provo, UT 84601



File No.: 95734-DF

SPECIAL WARRANTY DEED

bst
DB

Mountain Vista Trails, LLC, a Utah limited liability company
GRANTOR(S) of Pleasant View, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to
CEBFA Visionary, LLC, a disregarded entity wholly owned by CEBFA Storage I, LLC

GRANTEE(S) of Ogden, State of
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

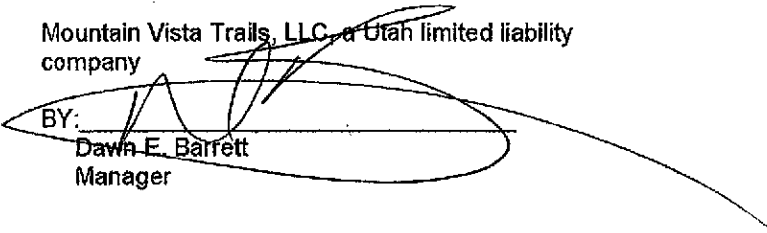
TAX ID NO.: 11-014-0004, 11-014-0063, 11-014-0064, 11-014-0066 and 11-014-0065 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 1st day of November, 2017.

Mountain Vista Trails, LLC, a Utah limited liability company


BY: 
Dawn E. Barrett
Manager

File No. 95734-DF

STATE OF ARIZONA

COUNTY OF Maricopa

On the ^{6th day} 1st day of November, 2017, personally appeared before me Dawn E. Barrett, who acknowledged himself/herself to be the Manager of Mountain Vista Trails, LLC, a Utah limited liability company, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

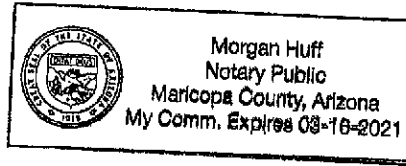


EXHIBIT A PROPERTY DESCRIPTION

Part of the Northeast quarter of Section 5, Township 6 North, Range 1 West and also part of the Southeast quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point that lies South 00°20'01" West along the line between the Northwest corner and the Southwest corner of said Section 5, 281.36 feet and South 89°39'59" East 3,072.55 feet and North 00°20'01" East 345.08 feet from the Northwest corner of said Section 5; and running thence along the Southerly lines of Roylance Farms P.R.U.D. Phase 2, 3rd Amendment the following two (2) courses; (1) North 20°28'01" East 31.66 feet; (2) North 89°04'38" East 230.59 feet to the Southwest corner of Roylance Farms Phase 4; thence along the Southerly lines of Roylance Farms Phase 4, the following four (4) courses; (1) North 88°01'08" East 377.46 feet; (2) North 88°36'08" East 543.60 feet; (3) North 00°48'08" East 3.79 feet; (4) South 89°44'26" East 169.02 feet to a point on the Westerly line of Roylance Farms Commercial Subdivision; thence along the boundary of Roylance Farms Commercial Subdivision the following two (2) courses; (1) South 00°50'00" West 59.79 feet; (2) South 89°42'34" East 57.72 feet; thence South 58.10 feet; thence West 599.29 feet; thence along a non-tangent curve turning to the right with a radius of 847.10 feet, an arc length of 96.01 feet, a delta angle of 06°29'37", a chord bearing of South 14°16'43" West, and a chord length of 95.95 feet; thence West 347.95 feet; thence North 00°00'01" East 96.45 feet; thence West 4.66 feet; thence South 87°51'30" West 10.97 feet; thence South 87°51'30" West 146.26 feet; thence along a tangent curve turning to the left with a radius of 17.23 feet, an arc length of 1.86 feet, a delta angle of 06°10'23", a chord bearing of South 84°46'18" West, and a chord length of 1.86 feet; thence South 83°00'00" West 156.50 feet; thence along a tangent curve turning to the left with a radius of 30.00 feet, an arc length of 5.26 feet, a delta angle of 10°03'02", a chord bearing of South 77°58'29" West, and a chord length of 5.26 feet; thence North 50°00'00" West 121.70 feet to the point of beginning.

TOGETHER WITH the following two (2) Access Easements:

ACCESS EASEMENT A:

Part of the Northeast quarter of Section 5, Township 6 North, Range 1 West, and also part of the Southeast quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. A 13 foot Access and Utility Easement, more particularly described as follows:

Beginning at a point that lies South 00°20'01" West along the line between the Northwest corner and the Southwest corner of said Section 5, 282.26 feet and South 89°39'59" East 3,491.26 feet and North 00°20'01" East 108.93 feet from the Northwest corner of said Section 5; and running thence West 115.32 feet; thence South 84°41'03" West 150.65 feet; thence South 89°54'06" West 76.55 feet; thence along a non-tangent curve turning to the right with a radius of 30.00 feet, an arc length of 8.56 feet, a delta angle of 16°21'23", a chord bearing of North 81°49'19" West, and a chord length of 8.54 feet; thence North 73°38'37" West 38.01 feet; thence along a tangent curve turning to the right with a radius of 30.00 feet, an arc length of 10.74 feet, a delta angle of 20°30'51", a chord bearing of North 63°23'12" West, and a chord length of 10.68 feet; thence North 53°07'46" West 6.98 feet; thence along a tangent curve turning to the right with a radius of 30.00 feet, an arc length of 27.82 feet, a delta angle of 53°07'46", a chord bearing of North 26°33'53" West, and a chord length of 26.83 feet; thence North 19.96 feet; thence along a tangent curve turning to the right with a radius of 30.00 feet, an arc length of 20.94 feet, a delta angle of 40°00'00", a chord bearing of North 20°00'00" East, and a chord length of 20.52 feet; thence North 40°00'00" East 106.80 feet; thence along a tangent curve turning to the right with a radius of 30.00 feet, an arc length of 22.51 feet, a delta angle of 43°00'00", a chord bearing of North 61°30'00" East, and a chord length of 21.99 feet; thence North 83°00'00" East 156.50 feet; thence along a non-tangent curve turning to the right with a radius of 17.23 feet, an arc length of 1.86 feet, a delta angle of 06°10'23", a chord bearing of North 84°46'18" East, and a chord length of 1.86 feet; thence North 87°51'30" East 135.29 feet; thence North 87°51'30" East 21.94 feet; thence East 4.66 feet; thence South 00°00'01" West 13.00 feet; thence West 4.41 feet; thence South 87°51'30" West 21.70 feet; thence South 87°51'30" West 135.29 feet; thence along a tangent curve turning to the left with a radius of 4.23 feet, an arc length of 0.55 feet, a delta angle of 07°30'48", a chord bearing of South 84°06'06" West, and a chord length of 0.55 feet; thence South 83°00'00" West 156.70 feet; thence along a tangent curve turning to

the left with a radius of 17.00 feet, an arc length of 12.76 feet, a delta angle of 43°00'00", a chord bearing of South 61°30'00" West, and a chord length of 12.46 feet; thence South 40°00'00" West 106.80 feet; thence along a tangent curve turning to the left with a radius of 17.00 feet, an arc length of 11.87 feet, a delta angle of 40°00'00", a chord bearing of South 20°00'00" West, and a chord length of 11.63 feet; thence South 19.96 feet; thence along a tangent curve turning to the left with a radius of 17.00 feet, an arc length of 15.76 feet, a delta angle of 53°07'46", a chord bearing of South 26°33'53" East, and a chord length of 15.21 feet; thence South 53°07'46" East 6.98 feet; thence along a tangent curve turning to the left with a radius of 17.00 feet, an arc length of 6.09 feet, a delta angle of 20°30'51", a chord bearing of South 63°23'12" East, and a chord length of 6.05 feet; thence South 73°38'37" East 38.01 feet; thence along a tangent curve turning to the left with a radius of 17.00 feet, an arc length of 4.84 feet, a delta angle of 16°19'26", a chord bearing of South 81°48'20" East, and a chord length of 4.83 feet; thence North 89°54'06" East 75.95 feet; thence North 84°41'03" East 150.66 feet; thence East 115.92 feet; thence South 00°00'01" West 13.00 feet to the point of beginning.

ACCESS EASEMENT B:

Part of the Northeast quarter of Section 5, Township 6 North, Range 1 West, and also part of the Southeast quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. An Access and Utility Easement, more particularly described as follows:

Beginning at a point that lies South 00°20'01" West along the line between the Northwest corner and the Southwest corner of said Section 5, 282.26 feet and South 89°39'59" East 3,859.22 feet and North 00°20'01" East 282.09 feet from the Northwest corner of said Section 5; and running thence along a non-tangent curve turning to the left with a radius of 847.10 feet, an arc length of 13.27 feet, a delta angle of 00°53'50", a chord bearing of North 11°28'50" East, and a chord length of 13.27 feet; thence East 599.29 feet; thence North 13.00 feet; thence East 65.10 feet; thence South 119.94 feet; thence South 89°10'16" East 101.48 feet to the Westerly right-of-way line of Washington Boulevard; thence South along said Westerly right-of-way line, 26.00 feet; thence North 89°10'16" West 127.48 feet; thence North 119.56 feet; thence West 641.02 feet to the point of beginning.

Tax Id No.: 11-014-0004, ^{SP4} (11-014-0063, 11-014-0064, 11-014-0066 and 11-014-0065)

11-014-0073^{SP4}

11-014-0076^{SP4} (11-014-0066)
11-014-0079^{SP4} (11-014-0063)