



\*W2889113\*

E# 2889113 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
09-Nov-17 10:57 AM FEE \$14.00 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.: 95735-DF

### SPECIAL WARRANTY DEED

DB bst

**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 Utah  
**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

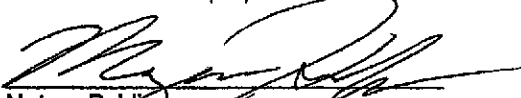
BY:   
Dawn E. Barrett  
Manager

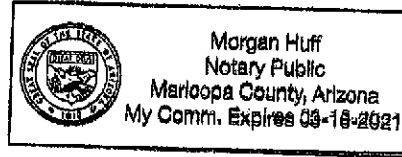
File No. 95735-DF

STATE OF ARIZONA

COUNTY OF Maricopa

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

Beginning at the Southeast corner of Lot 25, Roylance Farms P.R.U.D. Phase 2, 3rd Amendment, said point being South 00°20'01" East 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 South 50°00'00" East 121.70 feet; thence along a non-tangent curve turning to the left with a radius of 30.00 feet, an arc length of 17.25 feet, a delta angle of 32°56'58", a chord bearing of South 56°28'29" West, and a chord length of 17.02 feet; thence South 40°00'00" West 106.80 feet; thence along a tangent curve turning to the left 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 South 20°00'00" West, and a chord length of 20.52 feet; thence South 00°00'00" East 19.96 feet; thence along a tangent curve turning to the left 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 South 26°33'53" East, and a chord length of 26.83 feet; thence South 53°07'46" East 6.98 feet; thence along a tangent curve turning to the left 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 South 63°23'12" East, and a chord length of 10.68 feet; thence South 73°38'37" East 38.01 feet; thence along a tangent curve turning to the left 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 South 81°49'19" East, and a chord length of 8.54 feet; thence North 89°54'06" East 76.55 feet; thence North 84°41'03" East 150.65 feet; thence North 90°00'00" East 115.32 feet; thence North 00°00'01" East 91.02 feet; thence North 90°00'00" East 347.95 feet; thence along a non-tangent curve turning to the right with a radius of 847.10 feet, an arc length of 40.86 feet, a delta angle of 02°45'49", a chord bearing of South 18°54'26" West, and a chord length of 40.86 feet; thence South 69°42'39" East 88.96 feet; thence South 26°44'46" West 140.99 feet to a point on the North line of The Village at Prominence Point; thence West along the North line of Village at Prominence Point, 980.15 feet to the Southeast corner of Lot 32, Roylance Farms P.R.U.D. Phase 2, 3rd Amendment; thence along the Easterly lines of Roylance Farms P.R.U.D. Phase 2, 3rd Amendment the following five (5) courses; (1) North 72.15 feet; (2) North 85°09'01" East 12.61 feet; (3) North 08°23'50" East 118.26 feet; (4) North 55°25'02" East 197.79 feet; (5) North 20°28'01" East 44.18 feet to the Southeast corner of Lot 25, Roylance Farms P.R.U.D. Phase 2, 3rd Amendment, said point also being the point of beginning.

TOGETHER WITH the following Access Easement:

A 26 foot Access Easement being part of the Northeast quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey and being 13 feet on each side of the following described centerline:

Beginning at a point, said point being South 00°20'01" West along the line between the Northwest and Northeast corners of Section 5, 172.78 feet and South 89°39'59" East 3,585.19 feet from the Northwest corner of said Section 5; thence East 29.03 feet; thence South 78°51'48" East 125.92 feet; thence South 63°31'54" East 49.53 feet; thence along a non-tangent curve turning to the right with a radius of 847.10 feet, an arc length of 66.92 feet, a delta angle of 04°31'33", a chord bearing of South 29°51'59" West, and a chord length of 66.90 feet; thence along a compound curve turning to the right with a radius of 847.10 feet, an arc length of 56.63 feet, a delta angle of 03°49'48", a chord bearing of South 34°02'40" West, and a chord length of 56.62 feet; thence along a reverse curve turning to the left with a radius of 744.61 feet, an arc length of 217.39 feet, a delta angle of 16°43'38", a chord bearing of South 24°16'16" West, and a chord length of 216.61 feet; thence along a compound curve turning to the left with a radius of 1,420.00 feet, an arc length of 354.19 feet, a delta angle of 14°17'29", a chord bearing of South 07°02'19" West, and a chord length of 353.27 feet; thence South 100.50 feet to the point of terminus. The sides of said Easement extending to or terminating at Grantor's property line.

Tax Id No.: ~~11-014-0004~~ (11-014-0063, 11-014-0064, 11-014-0066 and 11-014-0065)

11-014-0074 vsp4

11-014-0078 (11-014-0066)

11-014-0079 (11-014-0063)