

6446035

When recorded, please return to:

David K. Richards
2385 South 300 West
Salt Lake City, Utah 84115

09/04/96 08:54 AM 10.00
6446035
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
BRENT R ARMSTRONG
50 W BROADWAY STE.905
SLC, UT 84101
REC BY:B GRAY DEPUTY - MP

WARRANTY DEED

DAVID K. RICHARDS ("Grantor") hereby conveys and warrants to E-Z SELF STORAGE--DRAPER, LLC, a Utah limited liability company with address of 2385 South 300 West, Salt Lake City, Utah, 84115, ("Grantee") for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of Grantor's right, title and interest in the following described tract of land in Salt Lake County, State of Utah, to wit:

COMMENCING AT A POINT WHICH IS SOUTH 89 DEGREES 57'01" EAST 184.01 FEET FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89 DEGREES, 57'01" EAST 557.00 FEET; THENCE SOUTH 0 DEGREES 01'50" EAST 257.122 FEET; THENCE N 89 DEGREES 57'01" WEST 557 FEET; THENCE N 0 DEGREES 01'50" WEST 257.122 FEET TO THE POINT OF BEGINNING, CONTAINS 3.287 ACRES, MORE OR LESS.

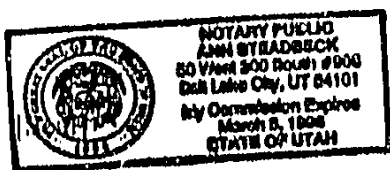
TOGETHER with all improvements and appurtenances but being SUBJECT to all covenants, conditions, restrictions, easements, and rights-of-way and reservations of record or visible by inspection.

WITNESS the hand of said Grantor this 4th day of April, 1996.

David K. Richards
DAVID K. RICHARDS

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on April 4th, 1996, by David K. Richards, Grantor.



Ann Steadbeck
Notary Public

BOOK 7481 PAGE

95