

WHEN RECORDED MAIL TO: Grantee
Co. Toone Street Storage
1100 East 10100 So # 201
SW CASE NO. 8451 St George, UT 84121

WARRANTY DEED

MERCHANT BUILDING AND DEVELOPMENT, L.L.C.,
a Utah Limited Liability Company
of Las Cruces, New Mexico, Grantor

hereby CONVEYS AND WARRANTS to

WAYNE T. KALAMA and JOANNE KALAMA, husband and wife, as to an undivided 15% interest; GARY R. FREE, as to an undivided 42.50% interest; and MCQUEEN ENTERPRISES, L.L.C., a Utah Limited Liability Company; as to an undivided 42.50% interest, Grantee
of Salt Lake City, Utah

for the sum of Ten Dollars and other good and valuable considerations the following tract of land in Washington County, State of UT:

Beginning at a point on the South Right of Way Line for Riverside Drive, said point being North 00° 54' 14" East 704.18 feet along the Center Section Line and North 90° 00' 00" East 172.42 feet from the South Quarter Corner of Section 28, Township 42 South, Range 15 West, Salt Lake Base and Meridian to the point of Beginning; thence North 53° 53' 34" East 186.14 feet along said Right of Way; thence South 36° 15' 02" East 445.72 feet; thence South 52° 44' 59" West 43.46 feet to a point of a 262.50 radius curve to the left with a radius that bears South 10° 14' 39" West through a central angle of 16° 56' 01" along the said curve 77.58 feet; thence South 83° 18' 39" West 94.04 feet; thence North 36° 15' 02" West 352.93 feet to a point on the South Right of Way Line for Riverside Drive which is the Point of Beginning.

Subject to and together with an Right of Way Easement as shown on Exhibit "A" attached hereto and made a part hereof

FOR INFORMATIONAL PURPOSES ONLY: THE TAX ID NUMBER IS A PART OF: SG-5-2-28-240. TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, reservations, and rights of way currently appearing of record and those enforceable in law and equity.

Witness the hand of said grantor this October 31, 2006

MERCHANT BUILDING AND DEVELOPMENT, L.L.C.

BY: W. Blain Merchant
W. Blain Merchant, Manager

STATE OF New Mexico
COUNTY OF Doña Ana

I, Leticia Mendoza, a Notary Public of the County and State first above written, do hereby certify that W. Blain Merchant who being duly sworn did say that (s)he is the Manager of MERCHANT BUILDING AND DEVELOPMENT, L.L.C., and that the foregoing instrument was signed on behalf of said limited liability company by authority and said W. Blain Merchant duly acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal, this the 31st day of October, 2006.

Leticia Mendoza
Notary Public
My Commission Expires:
(SEAL)

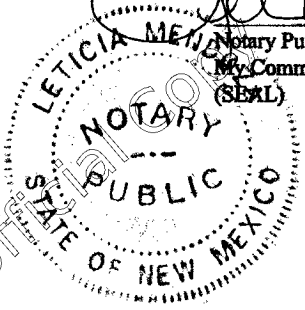


EXHIBIT "A" TO WARRANTY DEED

**RESERVING UNTO THE GRANTOR HEREIN, HIS SUCCESSORS AND OR ASSIGNS,
A CROSS-USE, INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE
FOLLOWING DESCRIBED PROPERTY FOR THE BENEFIT OF THE GRANTOR AND
GRANTEE HEREIN.**

**THE INTENT OF THIS LEGAL DESCRIPTION IS TO CREATE PROVIDE A 30.00 FOOT
INGRESS & EGRESS, AND PUBLIC UTILITY EASEMENT TO THE NORTHEAST *1.74
ACRES OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT # 905538.
THE INTENDED LOCATION OF THE CENTER LINE OF THIS 30.00 FOOT EASEMENT IS
THAT IT WILL INTERSECT AT 90° ANGLES WITH 1990 EAST STREET AND RIVERSIDE
DRIVE.**

**BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE FOR RIVERSIDE DRIVE,
SAID POINT BEING NORTH 0° 54' 14" EAST 681.77 FEET ALONG THE CENTER
SECTION LINE AND NORTH 90° 00' 00" EAST 142.05 FEET FROM THE SOUTH
QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT
LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 53°
53' 34" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, 30.00
FEET; THENCE SOUTH 36°15' 02" EAST 20.00 FEET; THENCE NORTH 53°
53' 34" EAST 38.03 FEET; THENCE SOUTH 36°15' 02" EAST 349.87 FEET; THENCE
SOUTH 83°18' 39" WEST ALONG SAID PARCEL 34.49 FEET; THENCE NORTH 36°
15' 02" WEST 302.94 FEET; THENCE SOUTH 53°53' 34" WEST 38.03 FEET; THENCE
NORTH 36°15' 02" WEST 50.00 FEET TO THE POINT OF BEGINNING.**

**FURTHER; THE GRANTOR RESERVES THE RIGHT OF CROSS-USE PARKING
EASEMENT OF 3 PARKING STALLS LOCATED NEAREST TO THE ENTRANCE AND
RIVER ROAD.**