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12/20/2016 4:08:00 PM \$22.00  
Book - 10513 Pg - 1653-1657  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.

Mail Recorded Deed and Tax Notice To:  
Towne Storage Riverton Redwood, L.C.  
1100 East 6600 South, Suite 201  
Salt Lake City, UT 84121



**COTTONWOOD  
TITLE**

File No.: 83520-AF

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## WARRANTY DEED

**Morris Bowen, Trustee of the Morris Bowen Family Trust, March 5, 2004 , who also acquired title incorrectly as Morris Bowen Trustee, and Joseph L. Bowen and Cora D. Bowen, as co-trustees of The 2009 Bowen Family Trust (created by Declaration of Trust dated April 3, 2009), as their interests may appear**

**GRANTOR(S)** of South Jordan, State of Utah, hereby Conveys and Warrants to  
**Towne Storage Riverton Redwood, L.C.**

**GRANTEE(S)** of Salt Lake City, 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 **Salt Lake County,**  
State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 33-03-177-025 and 33-03-177-031 (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 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Subject to a temporary construction easement, not to exceed 3 years, in favor of UDOT, as identified in the attached Exhibit B

SSB MJB

Dated this 15th day of December, 2016.

Morris Bowen Family Trust, March 5, 2004

BY: Morris Bowen  
Morris Bowen  
Trustee

The 2009 Bowen Family Trust (created by  
Declaration of Trust dated April 3, 2009)

BY: Joseph L. Bowen  
Joseph L. Bowen  
Trustee

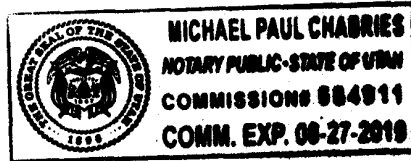
BY: Cora D. Bowen  
Cora D. Bowen  
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 19<sup>th</sup> of December, 2016, personally appeared before me Morris Bowen, Trustee of the Morris Bowen Family Trust dated March 5, 2004, the signer of the within instrument, who duly acknowledged to me that he executed the same pursuant to and in accordance with the powers vested in him by the terms of said Trust Agreement.

Michael P Chabries  
Notary Public

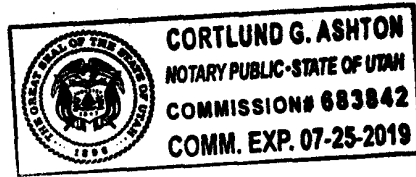


STATE OF UTAH

COUNTY OF SALT LAKE

On the 13 of December, 2016, personally appeared before me Joseph L. Bowen, Co-Trustee of the 2009 Bowen Family Trust (created by Declaration of Trust dated April 03, 2009), the signer of the within instrument, who duly acknowledged to me that he executed the same pursuant to and in accordance with the powers vested in him by the terms of said Trust Agreement.

Cortlund G Ashton  
Notary Public

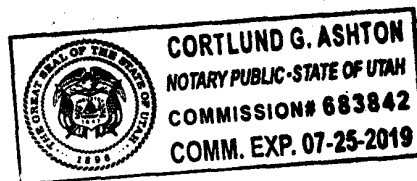


STATE OF UTAH

COUNTY OF SALT LAKE

On the 13 of December, 2016, personally appeared before me Cora D. Bowen, Co-Trustee of the 2009 Bowen Family Trust (created by Declaration of Trust dated April 03, 2009), the signer of the within instrument, who duly acknowledged to me that she executed the same pursuant to and in accordance with the powers vested in her by the terms of said Trust Agreement.

Cortlund G Ashton  
Notary Public



**EXHIBIT A**

PARCEL 1:

Beginning at a point 877.95 feet North from the center of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North 112.05 feet; thence West 15 rods; thence South 112.05 feet; thence East 15 rods to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for the widening of the existing Redwood Road (SR-68) known as Project No. S-0068(95)41, being part of an entire tract of property situate in the Southeast quarter - Northwest quarter of Section 3, Township 4 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract in the North-South quarter section line of said Section 3, which corner is 881.61 feet North from the center quarter corner of said Section 3, said corner is also approximately 2.12 feet perpendicularly distant Westerly from the Redwood Road (SR-68) Control Line opposite engineer station 18+81.57; and running thence West 64.89 feet along the Southerly boundary line of said entire tract to a point in a 7,332.00 foot radius non-tangent curve to the right (Note: center bears South 88°37'36" East); thence Northerly 112.11 feet along the arc of said curve concentric with and 67.00 feet radially distant Westerly from said control line through a delta of 00°52'34" (Note: chord to said curve bears North 01°48'41" East for a distance of 112.11 feet) to a point in the Northerly boundary line of said entire tract; thence East 61.35 feet along said Northerly boundary line to a point in said quarter section line; thence South 112.05 feet along said quarter section line to the point of beginning as shown as the Official Map of said project on file in the office of the Utah Department of Transportation. (Note: Rotate all bearings in the above description 00°19'28" clockwise to obtain highway bearings.)

PARCEL 2:

Beginning at a point which is North 1011.357 feet and West 543.13 feet from the center of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point is also South 89°38'10" East 16.5 feet from the Southwest corner of Lot 5, WESTERN CHARM SUBDIVISION NO. 1 as recorded in the office of the Salt Lake County Recorder and running thence South 00°21'50" West 194.67 feet, more or less; thence South 89°48'35" East 240 feet, more or less; thence North 00°21'50" East 11 feet, more or less; thence South 89°38'10" East 60.04 feet, more or less; thence North 00°13'36" East 165.00 feet; thence North 89°38'10" West 2.06 feet; thence North 00°21'50" East 23.44 feet, more or less, to the Southwest corner of Lot 2, Western Charm Subdivision No. 1; thence North 89°38'10" West 108.25 feet, along said subdivision; thence South 00°21'50" West 6.00 feet, continuing along said subdivision; thence North 89°38'10" West 189.36 feet continuing along said subdivision to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at the Southeast corner of Lot 3, Western Charm Subdivision No. 1 as recorded in the office of the Salt Lake County Recorder and running thence South 00°21'50" West 23.44 feet; thence North 89°38'10" West 108.25 feet; thence North 00°21'50" East 23.44 feet to the Southwest corner of said Lot 3; thence South 89°38'10" East 108.25 feet along the Southerly line of said Lot 3 to the point of beginning.

SSB

MJB

**EXHIBIT B**

A Proposed Temporary Construction Easement in favor of the Utah Department of Transportation being more particularly described as follows:

A temporary easement, upon part of an entire tract of property, in the Southeast quarter - Northwest quarter of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake County, Utah, to facilitate the construction of the existing Redwood Road (SR-68) known as Project No. S-0068(95)41. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

JB M/B