

Founders Title Company 00085111  
MAIL TAX NOTICE TO  
TS Partners, L.C.  
1100 East 6600 South #201  
Salt Lake City, UT 84121

11696106  
8/1/2013 9:34:00 AM \$12.00  
Book - 10165 Pg - 153-154  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 2 P.

## Warranty Deed

**GARY R. FREE and JAMES McQUEEN, GRANTOR**

of Salt Lake City, County of Salt Lake, State of UTAH, hereby CONVEY and WARRANT to

**TS PARTNERS, L.C., a Utah limited liability company,**

GRANTEE of 1100 East 6600 South #201, Salt Lake City, UT 84121 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract(s) of land in SALT LAKE County, State of UTAH:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2013 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 25th day of July, A.D., 2013.

  
\_\_\_\_\_  
GARY R. FREE

  
\_\_\_\_\_  
JAMES McQUEEN

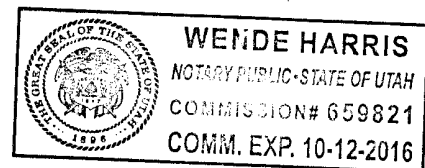
STATE OF UTAH  
COUNTY OF SALT LAKE)

On the 25th day of July, A.D., 2013, personally appeared before me JAMES McQUEEN, the signer of the within instrument, who duly acknowledged to me that he executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC

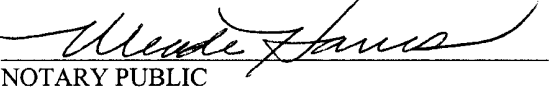
Residing at: Salt Lake City, Utah

My Commission Expires: 10-12-2016



STATE OF UTAH  
COUNTY OF SALT LAKE

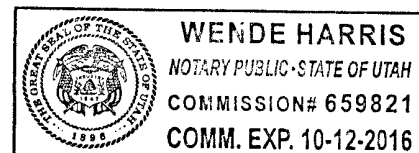
On the 26th day of July, A.D., 2013, personally appeared before me GARY R. FREE, the signer of the within instrument, who duly acknowledged to me that he executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC

FTC Form wd Rev. 08/04/99



Founders Title Company



**LEGAL DESCRIPTION  
EXHIBIT "A"**

An irregular shaped parcel of land situate in the Northeast quarter of Section 2, Township 1 South, Range 1 West of the Salt Lake Meridian, Salt Lake County, Utah, said parcel being more particularly described as follows:

Beginning at the Southeast corner of Block 81, Plat "A", Salt Lake City Survey; thence North 00°04'12" East, along the East line of said Block 81 a distance of 17.06 feet, more or less, to a point in a curve, concave Southwesterly, having a radius of 613.33 feet and a chord bearing North 24°48'36" West 37.06 feet, more or less; thence Northwesterly along said curve a distance of 37.07 feet, more or less, to the most Easterly corner of that certain parcel of land as heretofore conveyed to George A. Fordsham by Union Pacific Railroad Company by Quit Claim deed dated November 16, 1994; thence South 57°53'40" West, along the Southerly line of said conveyed parcel a distance of 19.94 feet; thence South 30°45'17" East, a distance of 4.80 feet to an angle point; thence South 00°04'12" West, a distance of 36.01 feet to a point in the South line of aforesaid Block 81; thence North 89°55'55" East, along said South line a distance of 30.01 feet to the point of beginning.

*The following is shown for informational purposes only: Tax ID No. 15-01-106-003*

Founders Title Company 00085111

MAIL TAX NOTICE TO  
TS Partners, L.C.  
1100 East 6600 South #201  
Salt Lake City, UT 84121

11696107  
8/1/2013 9:34:00 AM \$15.00  
Book - 10165 Pg - 155-156  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 2 P.

**Warranty Deed**  
(Limited Liability Company)

**TOWNE STORAGE GATEWAY, LLC** ,GRANTOR

of Salt Lake City, County of Salt Lake, State of UTAH, hereby CONVEYS and WARRANTS to

**TS PARTNERS, L.C., a Utah limited liability company,**

GRANTEE, of **1100 East 6600 South #201, Salt Lake City, UT 84121** for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract(s) of land in **SALT LAKE** County, State of UTAH:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year **2013** and thereafter.

WITNESS, the hand(s) of said Grantor(s), this **26th day of July, A.D., 2013.**

**TOWNE STORAGE GATEWAY, LLC**

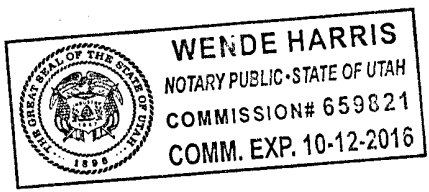
*[Signature]*  
By: **Gary R. Free, Manager/Managing Member**

STATE OF UTAH)  
COUNTY OF **SALT LAKE**)

On the **26** day of July, **2013**  
before me, the undersigned Notary Public, personally appeared **Gary R. Free, Manager/Managing Member of TOWNE STORAGE GATEWAY, LLC**, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: **10-12-2016**

Residing at: **Salt Lake City, Utah**



**LEGAL DESCRIPTION  
EXHIBIT "A"**

**Parcel 6:**

Beginning at a point on the South line of Block 81, Plat "A", Salt Lake City Survey, said point being South 89°55'24" West a distance of 30.00 feet from the Southeast corner of said Block 81; thence South 89°55'24" West a distance of 163.50 feet; thence North 00°04'01" East a distance of 172.75 feet; thence South 89°58'42" East a distance of 97.60 feet to a point on a 613.33 foot radius non-tangent curve; thence along said curve to the right (center bears South 49°48'03" West) through a central angle of 13°39'20" a distance of 146.18 feet; thence South 57°53'40" West a distance of 19.96 feet; thence South 30°45'17" East a distance of 4.57 feet; thence South 00°04'36" East a distance of 36.17 feet to the point of beginning.

*The following is shown for informational purposes only: Tax ID No. 15-01-106-006*

**Parcel 6A:**

A non-exclusive easement for ingress and egress as defined by an Easement Agreement dated April 14, 2006 and recorded April 21, 2006 as Entry No. 9700119 in Book 9283 at Page 3229 of Official Records, over and across the following described parcel of land:

Beginning at the Southeast corner of Block 81, Plat "A" Salt Lake City Survey; and running North 00° 04' 12" East 17.06 feet more or less to the Southeasterly line of the railroad property; thence Northwesterly along a 613.33 foot radius curve to the Left 37.07 feet; thence South 57° 53' 40" West 19.94 feet; thence South 30° 45' 17" East 4.80 feet; thence South 00° 04' 12" West 36.01 feet, thence North 89° 55' 55" East 30.01 feet to the point of beginning.

**Parcel 6B:**

A non-exclusive easement for cross drainage as defined by an Easement Agreement dated January 12, 2007 and recorded January 30, 2007 as Entry No. 9988835 in Book 9415 at Page 4733 of Official Records, over and across the following described parcel of land:

Beginning at the Southeast corner of Block 81, Plat "A" Salt Lake City Survey; and running North 00° 04' 12" East 17.06 feet more or less to the Southeasterly line of the railroad property; thence Northwesterly along a 613.33 foot radius curve to the Left 37.07 feet; thence South 57° 53' 40" West 19.94 feet; thence South 30° 45' 17" East 4.80 feet; thence South 00° 04' 12" West 36.01 feet, thence North 89° 55' 55" East 30.01 feet to the point of beginning.

**Parcel 6C:**

A non-exclusive easement as defined by Grant of Easement recorded November 25, 2009 as Entry No. 10846358 in Book 9783 at Page 589 of Official Records, over and across the following described land:

A part of Lot 1 Block 81, Plat "A", Salt Lake City Survey and Lot 102, Gateway West Subdivision according to the official plat thereof:

Beginning at the Southeast corner of said Lot 102 and running the Northwesterly along the arc of a 613.33 foot radius curve to the left 36.37 feet (LC bears North 24°47'30" West 36.36 feet) along the Southerly line of said Lot 102; thence North 88°18'44" East 15.29 feet along an existing fence to the East line of said Lot 102; thence South 00°04'01" West 33.46 feet along said East line to the point of beginning.