

Send Tax Notices to:  
8802 Storage LLC  
13053 S. Minuteman Dr.  
Draper, Utah 84020

13413092  
10/1/2020 9:50:00 AM \$40.00  
Book - 11030 Pg - 8182-8184  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

APN: \_\_\_\_\_

### **SPECIAL WARRANTY DEED**

8803 Storage, LLC, a Utah limited liability company ("Grantor"), hereby CONVEYS and WARRANTS against all claiming by, through or under the acts of the Grantor, and no other, to 8802 Storage LLC, a Utah limited liability company, whose address is 13053 S. Minuteman Dr. Draper, Utah 84020 ("Grantee"), for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Beaver County, State of Utah:

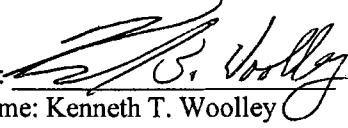
See Exhibit A (attached hereto and incorporated herein)

Together with all buildings, structures and other improvements thereon and all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

This conveyance is SUBJECT TO (i) all current taxes not yet due and payable, assessments and any other liens arising therefrom, (ii) all reservations in patents, deed restrictions, easements, rights of way, covenants, conditions, restrictions, encroachments, liens and encumbrances, as may appear of record, (iii) any zoning and other governmental restrictions applicable to the Property, (iv) any matters that are created by or arise from the act or acquiescence of Grantee, its affiliates, employees, agents, or representatives, (v) any matter appearing on the title insurance policy insuring Grantee's interest in the Property, and (vi) all other matters that can be determined by a visual inspection or a complete and accurate ALTA/NSPS survey of the Property.

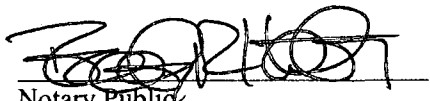
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 28<sup>th</sup> day of September, 2020.

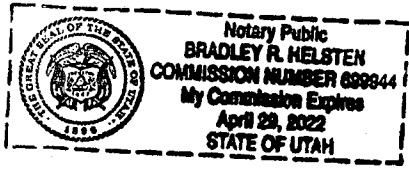
**GRANTOR:**  
**8803 Storage, LLC**  
a Utah limited liability company

By:   
Name: Kenneth T. Woolley  
Its: Manager

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

Before me, the undersigned Notary Public, on this 28<sup>th</sup> day of September, 2020, personally appeared Kenneth T. Woolley, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be the Manager of 8803 Storage, LLC, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said Company.

  
Notary Public  
My Commission Expires: 4-29-2022



**EXHIBIT 'A'**

File No.: **NCS-1026787-SLC1 (ami)**

Property: **8802 South 700 East, Sandy, UT 84070**

**PARCEL NO. 1 (28-06-279-021-0000)**

**BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 1, SANDY CITY STORAGE SUBDIVISION RECORDED OCTOBER 3, 2017 IN BOOK 2017 OF PLATS, AT PAGE 269 ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING SOUTH 00°07'00" WEST ALONG THE MONUMENT LINE 1283.60 FEET AND NORTH 89°53'00" WEST 53.00 FEET AND NORTH 44°56'20" WEST 20.05 FEET AND NORTH 89°55'22" WEST 170.43 FEET FROM THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 89°55'22" EAST 170.43 FEET; 2) SOUTH 44°56'20" EAST 20.05 FEET; 3) SOUTH 00°07'00" WEST 240.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN DEED RECORDED MARCH 22, 1980 AS ENTRY NO. 3436568, IN BOOK 5103, AT PAGE 1020, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER; 4) NORTH 89°53'00" WEST 184.10 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 254.05 FEET TO THE POINT OF BEGINNING.**

**PARCEL NO. 2 (28-06-279-007-0000)**

**BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 1, SANDY CITY STORAGE SUBDIVISION RECORDED OCTOBER 3, 2017 IN BOOK 2017 OF PLATS, AT PAGE 269 ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING SOUTH 00°07'00" WEST ALONG THE MONUMENT LINE 1283.60 FEET AND NORTH 89°53'00" WEST 53.00 FEET AND NORTH 44°56'20" WEST 20.05 FEET AND NORTH 89°55'22" WEST 170.43 FEET FROM THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 254.05 FEET TO THE NORTHERLY LINE OF THAT CERTAIN DEED RECORDED MARCH 22, 1980 AS ENTRY NO. 3436568, IN BOOK 5103, AT PAGE 1020, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°53'00" WEST 111.85 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 00°25'00" EAST 140.53 FEET; THENCE SOUTH 89°35'00" EAST 75.00 FEET; THENCE NORTH 00°25'00" EAST 113.89 FEET; THENCE SOUTH 89°55'22" EAST 35.00 FEET TO THE POINT OF BEGINNING.**

**A.P.N. 28-06-279-021-0000 and 28-06-279-007-0000**