

When Recorded Return To:  
S. Eric Wilbanks, Esq.  
BINGHAM, SNOW & CALDWELL, LLP  
253 W. St. George Blvd., Ste. 100  
St. George, Utah 84770

Ent 414166 Page 1 of 2  
Date: 01-FEB-2017 11:49:54AM  
Fee: \$13.00 Check Filed By: CJ  
CONNIE JENSEN, Recorder  
EMERY COUNTY CORPORATION  
For: BINGHAM SNOW & CALDWELL LLP

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Send Tax Notice to:  
S. R. Storage L.L.C.  
Attn: Don Sjogren  
2271 East 2610 South  
St. George, UT 84790

**SPECIAL WARRANTY DEED**


DON W. SJOGREN and LISA A. SJOGREN, husband and wife, residing in Washington County, State of Utah ("Grantors"), hereby CONVEY AND WARRANT against all claiming by, through or under them to S. R. STORAGE L.L.C., a Utah limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land located in Emery County, State of Utah:

**See Exhibit A Attached Hereto**

IN WITNESS WHEREOF, Grantors have caused their signature to be hereunto affixed this 20<sup>th</sup> day of January, 2017.

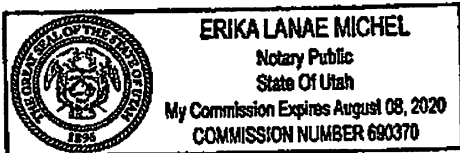
GRANTORS:

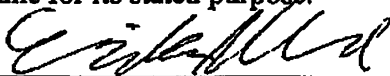
  
\_\_\_\_\_  
Don W. Sjogren

  
\_\_\_\_\_  
Lisa A. Sjogren

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On this 20<sup>th</sup> day of January, 2017, before me personally appeared Don W. Sjogren and Lisa A. Sjogren, whose identity(ies) is/are personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that they have reviewed said instrument and have executed the same for its stated purpose.



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

**EXHIBIT A**

**Legal Description**

The following described land situated in Emery County, State of Utah:

Tax Id#05-0073-0006<sup>12</sup>

BEGINNING at a point which is North 0 deg. 24'30" West, 757.04 feet from the Southeast corner of the Northwest quarter of Section 3, Township 20 South, Range 7 East, SLB&M, said point being on the East boundary of said quarter at a point in-line with an existing fence line; thence North 0 deg. 24'30" West 1298.03 feet along the East boundary of said quarter to the East right-of-way line of Utah Highway 10; thence South 48 deg. 55'21" West 61.53 feet along said right of way line to the beginning of circular curve to the left having a Radius of 1780.47 feet and an Arc length of 829.71 feet; thence Southerly 829.71 feet along said right of way (chord bears South 35 deg. 34'21" West, 822.22 feet); thence South 21 deg. 58'02" West 593.13 feet along said right of way to an existing fence corner; thence South 87 deg. 04'03" East 756.83 feet along said fence line to the point of beginning.

TOGETHER with an easement and right of way for egress and ingress and Utilities to the following, being 25 feet on each side of the following centerline.

BEGINNING at a point which is North 0 deg. 24'30" West 757.04 feet from the Southeast corner of the Northwest quarter of said Section 3, said point being on the East boundary of said quarter at a point in-line with an existing fence line; thence South 86 deg. 44'16" West 169.30 feet along existing access road; thence North 86 deg. 04'27" West 333.77 feet along existing road; thence South 87 deg. 29'44" West 134.55 feet along existing access road; thence South 71 deg. 32'09" West 98.78 feet along existing access road; thence South 45 deg. 00'06" West 183.45 feet; along existing access road; thence South 22 deg. 48'34" West 183.45 feet along existing access road; thence South 12 deg. 24'30" West 100.30 feet along existing access road; thence South 0 deg. 09'32" West 195.47 feet along existing access road to the North right of way line of County Road.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 1998 and thereafter