

WHEN RECORDED, MAIL TO  
AND MAIL TAX NOTICE TO:  
TK Secure Storage of Brigham City LLC  
1323 East Bent Pine Cove  
Draper, UT 84020

UNABLE TO ABSTRACT RIGHT OF WAYS DUE  
TO INCOMPLETE DESCRIPTIONS.

### SPECIAL WARRANTY DEED

File No: 012497  
APN: 03-113-0034 and 03-113-0059

985 West, LLC,

Grantor(s), of Alpine, Utah County, State of Utah, hereby convey(s) and warrant(s) against all who claim by, through, or under the grantor to

TK Secure Storage of Brigham City LLC, a Utah limited liability company,

Grantee(s), of Draper, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Box Elder County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 21st day of July, 2020.


985 West, LLC  
By: Private Capital Group, Inc.  
Its: Manager

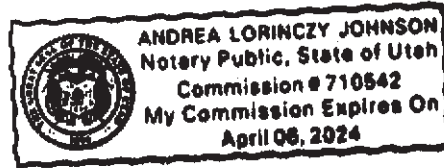
By:   
Ben Schramm  
Its: Vice President

STATE OF UTAH )

:ss )  
COUNTY OF Utah )

The foregoing instrument was acknowledged before me the 21 day of July,  
2020 by Ben Schramm, the Vice President of Private Capital Group, Inc. the Manager of 985 West,  
LLC.

  
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Notary Public



**EXHIBIT "A"**

Parcel 1: 03-113-0034

A part of the Northeast Quarter of Section 23, Township 9 North, Range 2 West, Salt Lake Base & Meridian. Beginning North 89°59'00" West 267.64 feet and South 338.45 feet and North 89°37'11" West 226.64 feet from the Northeast corner of said Northeast Quarter and running thence South 02°10'12" West along an existing fence line 366.59 feet; thence North 87°54'51" West 141.21 feet; thence North 00°20'41" East 362.20 feet to an existing fence line; thence South 89°37'11" East along said fence line 152.82 feet to the point of beginning.

Together with and subject to the reserving two easements for ingress and egress and utility easement over two tracts; 15 feet on each side of the following described center lines:

Easement A: Beginning North 89°59'00" West 267.64 feet and South 338.45 feet and North 89°37'11" West 226.64 feet and South 02°10'12" West along an existing fence 366.59 feet and North 87°54'51" West 70.0 feet to the point of beginning; thence North 87°54'51" West 71.21 feet; thence West 131.87 feet. INCOMPLETE DESCRIPTIONS. UNABLE TO ABSTRACT R/W.

Easement B: Beginning North 89°59'00" West 267.64 feet and South 338.45 feet and North 89°37'11" West 226.64 feet and South 02°10'12" West 983.82 feet to the North right of way line of 200 South Street and North 88°54'00" West 15 feet to the point of beginning; thence North 02°10'12" East 200 feet; thence North 20° West 70.0 feet; thence North 200 feet; thence North 20° West 50 feet; thence North 02°10'12" East 120 feet. INCOMPLETE DESCRIPTIONS. UNABLE TO ABSTRACT R/W.

Situated in Box Elder County, State of Utah

Parcel 2: 03-113-0059

A part of the Northeast Quarter of Section 23, Township 9 North, Range 2 West of the Salt Lake Base and Meridian. Beginning at the intersection of the East right-of-way line of 1000 West Street and the projection of an existing fence line being located South 89°51'10" East 2881.39 feet to said East right-of-way line and South 00°00'35" West 74.14 feet along said East right-of-way line from the Southwest corner of said Section 14; running thence along said existing fence line South 38°14'10" East 189.95 feet; thence South 89°35'41" East 220.01 feet to an existing fence line; thence along said existing fence line of the following two (2) courses: (1) South 00°23'39" West (South 00°08'04" West by record) 388.59 feet; (2) North 89°01'30" West (North 89°17'05" West by record) 208.66 feet to the East boundary line of the K.E.B. Subdivision; thence along said boundary line the following two (2) courses: (1) North 00°23'39" East 313.39 feet (North 00°08'04" East 313.14 feet by record); (2) North 37°58'44" West (North 38°14'19" West by record) 208.70 feet to said East right-of-way line; thence along said East right-of-way line North 00°00'35" East (North 00°15'00" West by record) 57.89 feet to the point of beginning.

Situated in Box Elder County, State of Utah