When Recorded Mail This Deed To:1690

ENT 14821: 2022 PG 1 of 3
Andrea Allen
Utah County Recorder
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RECORDED FOR Cottonwood Title Insurance Agency, Ir
ELECTRONICALLY RECORDED

Trevor H. Chait Mast Law Firm, P.C. 2415 E. Camelback Road, Suite 455 Phoenix, Arizona 85016 Attention: Trevor H. Chait

Mail Tax Notices To:

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WPC-H 321 South Vineyard Road Orem Storage, LLC 802 N. 3rd Ave. Phoenix, Arizona 85003 Attention: James R. Wentworth

153155-GTF

Tax Parcel No.: 45-340-0016

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

STORAGE UTAH COUNTY, LLC, a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through, or under Grantor, but not otherwise, unto WPC-H 321 SOUTH VINEYARD ROAD OREM STORAGE, LLC, a Delaware limited liability company, Grantee, whose current address is 802 North 3rd Avenue, Phoenix, Arizona 85003, the real property located in Utah County, Utah, and more particularly described on Exhibit "A" attached hereto and made a part hereof together with all improvements located thereon (the "Property").

The conveyance hereby accomplished is subject to matters of record with respect to the Property.

(Signature and acknowledgement follow)

WITNESS, the hand of said Grantor, made effective this __\\^\chi^\chi\ day of February, 2022.

STORAGE UTAH COUNTY, LLC, a Utah limited liability company

By: WVCLT MOB LLC, an Arizona limited

liability company
Its: Manager

y: Dlaka A. Durak

Its: Manager

STATE OF A 2 : ss. COUNTY OF Marily ()

On this 31 day of 101111 2022, before me, the undersigned, personally appeared Blake A. Bunker, known or identified to me to be a Manager of WVCLT MOB LLC, an Arizona limited liability company, the Manager of STORAGE UTAH COUNTY, LLC, a Utah limited liability company, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires:

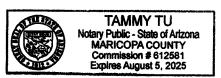


EXHIBIT "A"

To

SPECIAL WARRANTY DEED

(Legal Description of the Property)

Lot 2, PLAT "E", LAKE PARK SUBDIVISION, Orem, Utah, according to the official plat thereof on file in the office of the County Recorder, Utah County, Utah recorded January 8, 2002 as Entry No. 2100:2002.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee, for the widening of the existing Highway State Route 114 known as Project No.

F-0114(21)0, being part of an entire tract of property, situate in Lot 2, Lake Park Subdivision Plat "E", situate in the Southeast quarter of Southeast quarter of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said Lot 2; and running thence West 59.89 feet along the Southerly boundary line of said Lot 2 to a point 41.00 feet perpendicularly distant Westerly from the right of way control line of State Route 114 of said project opposite approximately Engineers Station 584+05.77; thence North 01°48'43" West 231.94 feet parallel with said right of way control line to a point in the Northeasterly boundary line of said Lot 2, opposite approximate Engineers Station 586+37.54; thence South 30°03'34" East 131.32 feet along said Northeasterly boundary line to the Northeast corner of said Lot 2; thence South 00°42'01" East 118.17 feet along the Easterly boundary line of said Lot 2 to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.