

MAIL TAX NOTICE TO
Grantee

SE 35 5N-2W

WARRANTY DEED
(CORPORATE FORM)

00573

HI-TECH SELF STORAGE INC. a corporation organized and existing under the laws of the State of Utah with its principal office at 795 North Main St., Clearfield, of County of DAVIS, State of Utah, Grantor(s) hereby CONVEYS AND WARRANTS TO

B&B PARTY & RENTAL, INC., a Utah Corporation Grantee(s)

of 4335 South 5800 West, Hooper, Utah 84315 for the sum of

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

the following described tract of land in DAVIS County, State of UTAH, to-wit:

Parcel 1:
Beginning on the West line of a Highway 50.00 feet West and South 0°01'21" West 65.699 feet from the Northeast Corner of the Southeast Quarter of Section 35 Township 5 North Range 2 West Salt Lake Meridian, and running thence South 0°01'21" West 76.221 feet thence North 89°56'38" West 178.986 feet; thence North 0°01'00" East 103.929 feet; thence South 89°56'38" East 151.476 feet, thence South 44°45'00" East 39.08 feet to the point of beginning

Tax ID No 14-071-0077

Subject to easements restrictions and rights of way appearing of record or enforceable in law and equity and 2005 taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this day of , .

Attest:

Hi-Tech Self Storage Inc.

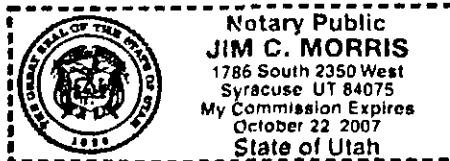
Susan Felt
Secretary

BY: *Deareud Richt*
President

STATE OF UTAH)
COUNTY OF DAVIS)

On the 15th day of March, 2005, personally appeared before me DEAREUD RICHT, who being by me duly sworn, did say, that the said DEAREUD RICHT, is the president of HI-TECH SELF STORAGE INC. Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said, DEAREUD RICHT duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said corporation.

Jim C. Morris
NOTARY PUBLIC



My Commission Expires: 10-22-07

Residing at: Davis County