

Mail Recorded Deed and Tax Notice To:
West Valley Storage Partners, LLC,
a Utah limited liability company
50 E. SOUTH TEMPLE - SUITE 400
SALT LAKE CITY, UT 84111

13125281
11/15/2019 1:33:00 PM \$40.00
Book - 10860 Pg - 5617-5621
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.



File No.: 114902-JCP

SPECIAL WARRANTY DEED

WVC 6055 West, LLC, a Utah limited liability company

GRANTOR(S) of Layton, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

West Valley Storage Partners, LLC, a Utah limited liability company

GRANTEE(S) of West Valley City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 20-14-126-006 and 20-14-126-009 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

29th Jan
Dated this ~~30th~~ day of October, 2019.

WVC 6055 West, LLC, a Utah limited liability company

BY: *Tom Hurd*
Name: Thomas K. Checketts
Its: Manager

STATE OF UTAH

COUNTY OF DAVIS

29th Jan
On the ~~30th~~ day of October, 2019, personally appeared before me Thomas K. Checketts, who acknowledged himself to be the MANAGER of WVC 6055 West, LLC, a Utah limited liability company, and that ~~they~~ ^{he}, as such MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

J. Morris
Notary Public

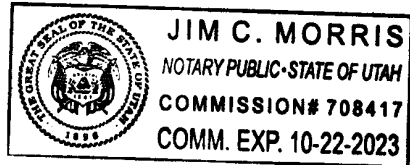


EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTH LINE OF 5400 SOUTH STREET SAID POINT BEING SOUTH 00°06'44" EAST ALONG THE QUARTER SECTION LINE 53.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°06'44" EAST ALONG SAID QUARTER SECTION LINE, SAID LINE ALSO BEING THE WEST LINE OF COPPER CITY 1, PLATS "A" AND "B" AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER 2602.40 FEET TO THE SOUTHWEST CORNER OF SAID COPPER CITY 1, PLAT "B", SAID POINT ALSO BEING THE CENTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°56'10" WEST ALONG THE QUARTER SECTION LINE, SAID LINE ALSO BEING THE NORTH LINE OF COPPER CITY 1, PLATS "C" AND "E" AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER 1333.54 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, SAID POINT BEING THE NORTHWEST CORNER OF SAID COPPER CITY 1, PLAT "E", SAID POINT ALSO BEING ON THE EAST LINE OF WOODVIEW HEIGHTS SUBDIVISION NO. 1 AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 00°06'12" WEST ALONG SAID EAST LINE AND WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, 700.43 FEET; THENCE SOUTH 89°55'51" EAST 983.73 FEET; THENCE NORTH 00°07'15" WEST ALONG THE PROJECTED CENTERLINE OF 6055 WEST STREET 1173.60 FEET; THENCE NORTH 89°52'45" EAST ALONG THE SOUTH LINE OF 6055 WEST STREET 33.00 FEET TO A POINT ON THE EAST LINE OF SAID 6055 WEST STREET; THENCE NORTH 00°07'15" WEST ALONG SAID EAST LINE 689.95 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°32'28" A DISTANCE OF 63.21 FEET TO A POINT ON THE SOUTH LINE OF SAID 5400 SOUTH STREET; THENCE SOUTH 89°34'47" EAST ALONG SAID SOUTH LINE 276.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE 6055 WEST STREET DEDICATION PLAT RECORDED SEPTEMBER 27, 2006 AS ENTRY NO. 9857957 OF THE OFFICIAL RECORDS.

ALSO LESS AND EXCEPTING THAT LEGAL DESCRIPTION DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 14, 2005 AS ENTRY NO. 9490280 IN BOOK 9188 AT PAGE 1039, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 00°06'44" EAST ALONG THE QUARTER SECTION LINE 1955.093 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID LINE ALSO BEING THE WEST LINE OF COPPER CITY 1, PLATS "A" AND "B" AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; AND RUNNING THENCE SOUTH 00°06'44" EAST 700.307 FEET TO THE SOUTHWEST CORNER OF SAID COPPER CITY 1, PLAT "B", SAID POINT ALSO BEING THE CENTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°56'10" WEST ALONG THE QUARTER SECTION LINE, SAID LINE ALSO BEING NORTH LINE OF COPPER CITY 1, PLATS "C" AND "E" AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER 1333.54 FEET TO THE NORTHWEST CORNER OF SAID COPPER CITY 1, PLAT "E", SAID POINT ALSO BEING ON THE EAST LINE OF WOODVIEW HEIGHTS SUBDIVISION NO. 1 AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 00°06'12" WEST ALONG SAID EAST LINE AND WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, 700.43 FEET; THENCE SOUTH 89°55'51" EAST 1333.432 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION IS ALSO KNOWN AS GREATER SOUTHRIDGE SUBDIVISION PLAT PHASE 1 RECORDED SEPTEMBER 17, 2007 AS ENTRY NO. 10223972 OF THE OFFICIAL RECORDS.

ALSO LESS AND EXCEPTING THAT LEGAL DESCRIPTION DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 22, 2016 AS ENTRY NO. 12244559 IN BOOK 10413 AT PAGE 4468, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN WEST VALLEY CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY NUMBER 11774004, WHEREIN APEX AND CATTLE COMPANY LLC, APPEAR AS THE GRANTOR AND SILENCERCO LLC, APPEAR AS THE GRANTEE, RECORDED DECEMBER 12, 2013 AND A PORTION OF AN ENTIRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY NUMBER 7862110 IN BOOK 8442 AT PAGES 4356-4358, WHEREIN WALDRON FAMILY LIMITED PARTNERSHIP APPEAR AS THE GRANTOR(S) AND ALDER CONSTRUCTION COMPANY APPEAR AS THE GRANTEE(S) SAID MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°06'44" EAST, ALONG THE QUARTER SECTION LINE AND WEST LINE OF COPPER CITY 1, PLAT "A" SUBDIVISION, RECORDED IN BOOK 78-11 AT PAGE 303 OF PLATS ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, A DISTANCE OF 515.99 FEET, FROM THE NORTH QUARTER CORNER OF SAID SECTION 14 AND RUNNING THENCE SOUTH 00°06'44" EAST, ALONG THE QUARTER SECTION LINE AND THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 555.98 FEET; THENCE WEST, A DISTANCE OF 316.83 FEET, TO THE EAST RIGHT-OF-WAY LINE OF 6055 WEST STREET, PER STREET DEDICATION PLAT, RECORDED IN BOOK 2006P AT PAGE 280, OF OFFICIAL RECORDS; THENCE NORTH 00°07'11" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 555.98 FEET, TO THE NORTH LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED, RECORDED AS ENTRY NUMBER 11774004; THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 316.92 FEET, TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING SOUTH OF THE AFOREMENTIONED LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 22, 2016 AS ENTRY NO. 12244559 IN BOOK 10413 AT PAGE 4468.

PARCEL 2:

BEGINNING AT A POINT ON THE WESTERLY LINE OF COPPER CITY PLAT "A" SUBDIVISION, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 78-11 AT PAGE 303, SAID POINT BEING SOUTH 00°06'40" EAST 1071.97 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; SAID NORTH QUARTER CORNER BEING SOUTH 89°34'46" EAST 2666.91 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14, (BASIS OF BEARINGS BEING SOUTH 00°06'00" EAST BETWEEN SAID NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 14) AND RUNNING THENCE SOUTH 00°06'40" EAST 520.00 FEET ALONG SAID QUARTER SECTION LINE AND SAID WESTERLY LINE OF COPPER CITY PLAT "A" AND ALSO ALONG THE WESTERLY LINE OF COPPER CITY PLAT "B" SUBDIVISION, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 79-1 AT PAGE 28; THENCE NORTH 89°59'56" WEST 316.74 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 6055 WEST STREET, AS RECORDED IN THAT CERTAIN DEDICATION PLAT ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2006P AT PAGE 280; THENCE NORTH 00°07'11" WEST 520.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 89°59'56" EAST 316.82 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

Beginning at a point on the Westerly line of Copper City Plat "B" Subdivision, on file at the Salt Lake County Recorder's office in Book 79-1 at Page 28, said point being South 00°06'40" East 1,591.97 feet along the quarter section line from the North quarter corner of Section 14, Township 2 South, Range 2 West, Salt Lake Base and Meridian; said North quarter corner being South 89°34'46" East 2,666.91 feet from the Northwest corner of said Section 14, (basis of bearing being South 00°06'00" East between said Northwest corner and the West quarter corner of said Section 14); and running thence South 00°06'40" East 363.12 feet along said quarter section line and said Westerly line of Copper City Plat "B" Subdivision, to the Northeast corner of the greater Southridge Subdivision, Phase 1, recorded September 17, 2007, as Entry No. 10223972 in Book 2007P at Page 368, at the office of the Salt Lake County Recorder; thence North 89°55'51" West 316.68 feet along the Northerly line of said greater Southridge Subdivision, Phase 1, to a point on the Easterly right of way line of 6055 West Street as recorded in that certain dedication plat on file at the office of the Salt Lake County Recorder in Book 2006P at Page 280; thence North 00°07'11" West 362.75 feet along said Easterly right of way line; thence South 89°59'56" East 316.74 feet to the point of beginning.