

162414-KAP

When recorded return to:

West Valley Storage Partners
748 W. heritage Park Blvd #203
Layton, UT 84040

14014620 B: 11371 P: 8601 Total Pages: 5
09/12/2022 04:22 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Tax Parcel Number 20141260090000

Cross Reference: Salt Lake County Document Number: S2019-06-0342

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Special Warranty Deed

(to subdivide tax parcel)


- A. West Valley Storage Partners, LLC, a Utah limited liability company, owns Salt Lake County Tax Parcel 20141260090000 (the "Larger Parcel"). The Larger Parcel is more particularly described on Exhibit A.
- B. An ALTA/ACSM survey (the "Survey") was done of the Larger Parcel and the Surveyor divided the Larger Parcel into Lots 101 and 102 and created legal descriptions for Lots 101 and 102, which legal description are attached hereto as Exhibit B. The Survey was filed as Salt Lake County Document Number: S2019-06-0342.
- C. Steven J. Dale, a surveyor for West Valley City approved the survey and the subdivision of Lots 101 and 102.
- D. West Valley Storage Partners built a storage facility on Lot 101. Lot 102 has remained vacant to date. Together Lots 101 and 102 cover the same area as the Larger Parcel.
- E. This Special Warranty Deed is being recorded to subdivide the Larger Parcel into Lot 101 and Lot 102.

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **West Valley Storage Partners, LLC**, a Utah limited liability company, conveys and warrants as against all claiming by, through, and under itself only and not otherwise to **West Valley Storage Partners, LLC**, a Utah limited liability company, the property described on Exhibit B attached hereto.

(Signatures commence on the next page.)

WITNESS the hand of said Grantor, this 12 day of September, 2022.

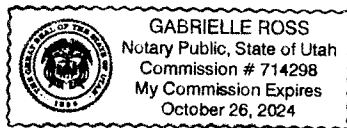
WEST VALLEY STORAGE PARTNERS, LLC
a Utah limited liability company



Kevin S. Garn, Manager

State of Utah)
County of Davis)

The foregoing instrument was acknowledged before me this 12 day of September, 2022, by Kevin S. Garn, in his capacity as manger of the West Valley Storage Partners, LLC, a Utah limited liability company.

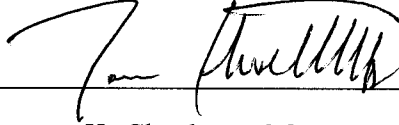




NOTARY PUBLIC

(Signatures continue on the next page.)

WEST VALLEY STORAGE PARTNERS, LLC
a Utah limited liability company

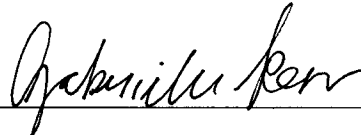
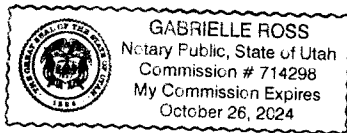


Thomas K. Checketts, Manager

State of Utah)

County of Davis)

The foregoing instrument was acknowledged before me this 12 day of September, 2022, by Thomas K. Checketts, in his capacity as manger of the West Valley Storage Partners, LLC, a Utah limited liability company.



NOTARY PUBLIC

Exhibit A
The Larger Parcel

BEGINNING AT A POINT SOUTH 00°06'40" EAST 1071.97 FEET ALONG THE 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 883.12 FEET ALONG SAID SECTION LINE 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°55'47" 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; THENCE NORTH 00°07'11" WEST 882.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 89°59'56" EAST 316.82 FEET TO THE POINT OF BEGINNING.

Exhibit B
The Two Subdivided Parcels

LOT 101:

BEGINNING AT A POINT ON THE WESTERLY LINE OF COPPER CITY PLAT "A" SUBDIVISION, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDERS 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 RECORDERS 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.
CONTAINS 164,724 SQ FT OR 3.782 ACRES

LOT 102:

BEGINNING AT A POINT ON THE WESTERLY LINE OF COPPER CITY PLAT "B" SUBDIVISION, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDERS OFFICE IN BOOK 79-1 AT PAGE 28, SAID POINT BEING SOUTH 00°06'40" EAST 1591.97 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 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.
CONTAINS 114,944 SQ FT OR 2.639 ACRES