

14281825 B: 11514 P: 6601 Total Pages: 4
08/29/2024 02:00 PM By: vanguyen 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

Mail Recorded Deed & Tax Notice To:
Victory Storage LLC, a Utah limited liability company
915 Plum Court
North Salt Lake, UT 84054



File No.: 175564-CPS

SPECIAL WARRANTY DEED

****This instrument is executed to consolidate county tax records.****

Victory Storage LLC, a Utah limited liability company,

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

Victory Storage LLC, a Utah limited liability company,

GRANTEE(S), of Salt Lake 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 AND B ATTACHED HERETO

TAX ID NO.: 08-25-126-014 and 08-25-126-023 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this August 28, 2024

Victory Storage LLC, a Utah limited liability company

BY: [Signature]
Trent Escandon
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On August 28, 2024 before me, personally appeared Trent Escandon, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Victory Storage LLC, a Utah limited liability company.

[Signature]
Notary Public

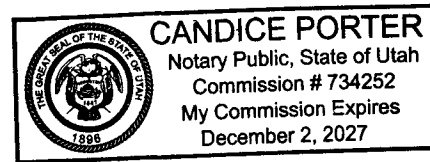


EXHIBIT A

Current Legal Descriptions

Parcel 08-25-126-014-0000:

Beginning 435.3 feet North from the center of Section 25, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North 651.3 feet; thence North 50° West 115.5 feet, more or less; thence South 63°56' West 324.1 feet, more or less, to Premium Oil Co., et al tract; thence South 19°04' West 177.7 feet, more or less to the relocated Easterly line of Victory Road; thence along the Easterly line of Victory Road the following 4 courses: South 49°42' East 94.0 feet, more or less; thence South 43°59' East 200.0 feet; thence South 41°50' East 133.0 feet; thence Southeasterly along a 2,939.9 foot radius curve to the right 127.6 feet, more or less, to the point of beginning.

Situated in Salt Lake County, State of Utah.

Parcel 08-25-126-023-0000:

Beginning at a point on the Northeasterly right-of-way line of Victory Road said point also being North 00°27'32" West 491.912 feet along the quarter section line from the center of Section 25, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point also being a point on a curve to the left from which the radius point bears South 48°27'26" West, a radial distance of 2939.970 feet and running thence along said Northeasterly right-of-way line of Victory Road according to Salt Lake City Corporation Record of Survey R.S.C. No. 1058 dated October 21, 1988 and filed in the Salt Lake City Engineer's Office for the following four courses: 1) Northwesterly 125.414 feet (delta = 02°26'39" and chord bears North 42°45'54" West 125.405 feet), 2) North 41°49'57" West 132.990 feet, 3) North 43°59'13" West 200.000 feet, and 4) North 49°41'52" West 87.902 feet; thence along the boundary of the Pennzoil-Quaker State Company property per Affidavit recorded January 3, 2000 as Entry No. 7546853 in Book 8334 at Page 1328 for the following two courses: 1) North 19°04'00" East 306.637 feet and 2) North 43°59'00" West 197.865 feet to the Easterly boundary of the tract of land conveyed as "Parcel L" to the Denver and Rio Grande Western Railroad Company by that certain bargain and sale deed recorded December 31, 1958 as Entry No. 1629380 in Book 1574 at Page 19 of the Salt Lake County Recorder's Office also being a point on a non tangent curve to the left from which the radius point bears North 60°06'55" West 336.100 feet; thence Northeasterly 171.552 feet along said 336.100 foot radius curve to the left (delta = 29°14'42" and long chord bears North 15°15'44" East 169.696 feet) along said Easterly boundary to a non tangent curve to the left from which the radius point bears North 77°35'21" East 338.930 feet; thence Southeasterly 80.780 feet along said 338.930 foot radius curve to the left also being the Westerly boundary of the property conveyed as "Parcel 1" to Pinshon Properties, LLC, as described in correction Warranty Deed recorded October 5, 2000 as Entry No. 7733644 in Book 8392 at Page 7236 (delta = 13°39'21" and long chord bears South 19°14'20" East 80.589 feet); thence continuing along said Pinshon Properties, LLC boundary for the following two courses: 1) South 26°04'00" East 145.00 feet and 2) North 63°56'00" East 287.000 feet; thence South 44°14'00" East 24.581 feet to said quarter section line; thence South 00°27'32" East 890.000 feet along said quarter section line to the point of beginning.

Less and Excepting therefrom that portion conveyed to National Commercial Properties, LLC by Special Warranty Deed, recorded December 31, 2013 as Entry No. 11783180 in Book 10202 at Page 6844 of Official Records, and described as follows:

Beginning 435.3 feet North from the center of Section 25, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North 651.3 feet; thence North 50° West 115.5 feet, more or less; thence South 63°56' West 324.1 feet, more or less, to Premium Oil Co., et al tract; thence South 19°04' West 177.7 feet, more or less, to the relocated Easterly line of Victory Road; thence along the Easterly line of Victory Road the following 4 courses: South 49°42' East 94.0 feet, more or less; thence South 43°59' East 200.00 feet; thence South 41°50' East 133.0 feet; thence Southeasterly along a 2,939.9 foot radius curve to the right 127.6 feet, more or less, to the point of beginning.

Situated in Salt Lake County, State of Utah.

EXHIBIT B

Consolidated Legal Description

Beginning at a point on the Northeasterly right-of-way line of Victory Road said point also being North $00^{\circ}27'32''$ West 491.912 feet along the quarter section line from the center of Section 25, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point also being a point on a curve to the left from which the radius point bears South $48^{\circ}27'26''$ West, a radial distance of 2939.970 feet and running thence along said Northeasterly right-of-way line of Victory Road according to Salt Lake City Corporation Record of Survey R.S.C. No. 1058 dated October 21, 1988 and filed in the Salt Lake City Engineer's office for the following four courses: 1) Northwesterly 125.414 feet (delta = $02^{\circ}26'39''$ and chord bears North $42^{\circ}45'54''$ West 125.405 feet), 2) North $41^{\circ}49'57''$ West 132.990 feet, 3) North $43^{\circ}59'13''$ West 200.000 feet, and 4) North $49^{\circ}41'52''$ West 87.902 feet; thence along the boundary of the Pennzoil-Quaker State Company property per Affidavit recorded January 3, 2000 as Entry No. 7546853 in Book 8334 at Page 1328 for the following two courses: 1) North $19^{\circ}04'00''$ East 306.637 feet and 2) North $43^{\circ}59'00''$ West 197.865 feet to the Easterly boundary of the tract of land conveyed as "Parcel L" to the Denver and Rio Grande Western Railroad Company by that certain Bargain and Sale Deed recorded December 31, 1958 as Entry No. 1629380 in Book 1574 at Page 19 of the Salt Lake County Recorder's office also being a point on a non tangent curve to the left from which the radius point bears North $60^{\circ}06'55''$ West 336.100 feet; thence Northeasterly 171.552 feet along said 336.100 foot radius curve to the left (delta = $29^{\circ}14'46''$ and long chord bears North $15^{\circ}15'42''$ East 169.696 feet) along said Easterly boundary to a non tangent curve to the left from which the radius point bears North $77^{\circ}35'21''$ East 338.930 feet; thence Southeasterly 80.780 feet along said 338.930 foot radius curve to the left also being the Westerly boundary of the property conveyed as "Parcel 1" to Pinshon Properties, LLC, as described in Correction Warranty Deed recorded October 5, 2000 as Entry No. 7733644 in Book 8392 at Page 7236 (delta = $13^{\circ}39'27''$ and long chord bears South $19^{\circ}14'17''$ East 80.589 feet); thence continuing along said Pinshon Properties, LLC boundary for the following two courses: 1) South $26^{\circ}04'00''$ East 145.000 feet and 2) North $63^{\circ}56'00''$ East 287.000 feet; thence South $44^{\circ}14'00''$ East 24.581 feet to said quarter section line; thence South $00^{\circ}27'32''$ East 890.000 feet along said quarter section line to the point of beginning.

Containing 227,444 Square feet. or 5.221 Acres