

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
475 Quality Utah, LLC
475 Quality Drive
St. George, UT 84790

File Number: STG-99464-LH
Parcel ID: SG-5-3-19-115-CD2

Warranty Deed

KANGAROO STORAGE, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantor, hereby CONVEY(S) IN WARRANTY to

475 Quality Utah, LLC, a Utah Limited Liability Company

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

Township 43 South, Range 15 West, SLB&M Within section 19

Beginning at a point North 1°10'51" East 1543.62 feet along the Section Line and North 90° 00'00" West 1763.44 feet from the East 1/4 Corner of Section 19, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence North 50°51'53" West 341.94 feet; thence North 55°38'13" East 45.06 feet; thence North 43°57'59" East 653.25 feet; thence South 45°07'03" East 275.51 feet; thence South 39°08'07" West 666.54 feet to the point of beginning.

APN: SG-5-3-19-115-CD2

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

WITNESS, the hand of said grantor, this 12 day of July, 2023

Kangaroo Storage, LLC, a Utah Limited Liability Company

By: [Signature]
Mark Edward Francis, Managing Member

By: [Signature]
Eric Neal Gubler, Managing Member

STATE OF UTAH
COUNTY OF WASHINGTON

On this 12 day of July, 2023, before me [Signature], a notary public, personally appeared Mark Edward Francis and Eric Neal Gubler, Managing Members of Kangaroo Storage, LLC, a Utah Limited Liability Company, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]
Notary Public

