

Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
10/03/2023 04:39:59 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

Mail Recorded Deed & Tax Notice To:  
Elite Storage Red Rock Utah, LLC, a Utah limited liability company  
368 E Riverside Dr., Ste 3A  
Saint George, UT 84790



File No.: 170626-CAP

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## WARRANTY DEED

T Storage LLC, a Utah limited liability company,

**GRANTOR(S)**, of Hurricane, State of Utah, hereby Conveys and Warrants to

Elite Storage Red Rock Utah, LLC, a Utah limited liability company,

**GRANTEE(S)**, of Saint George, 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 **Washington County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** H-4-1-36-240 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 2nd day of October, 2023.

T Storage LLC, a Utah limited liability company

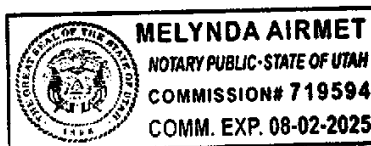
BY: *Donald N. Stratton*  
Donald N. Stratton  
President

STATE OF UTAH

COUNTY OF Washington

On this 2 day of September, 2023, before me, personally appeared Donald N. Stratton, 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 T Storage LLC, a Utah limited liability company.

*Marynick*  
Notary Public



**EXHIBIT A**  
**Legal Description**

Commencing at the East Quarter corner of Section 36, Township 41 South, Range 14 West, Salt Lake Base and Meridian; thence South 88°50'02" West along the Section line 1477.34 feet; thence South 536.44 feet to the point of beginning; said point being an existing chain link fence corner; thence South 08°30'15" West, along said chain link fence, a distance of 433.91 feet, to a fence corner; thence South 89°55'39" West, along said chain link fence and an extension thereof, a distance of 462.19 feet to a point on the Easterly right of way line of 3700 West Street; thence North 00°03'51" East, along said Easterly right of way line, a distance of 288.89 feet; thence leaving said right of way line and running along an existing chain link fence, South 85°03'30" East, a distance of 371.38 feet, to an existing fence corner; thence North 06°42'51" East along said chain link fence line, a distance of 53.71 feet, to fence corner; thence North 40°46'16" East, along said chain link fence line, a distance of 20.24 feet, to a fence corner; thence North 52°39'40" East, along said chain link fence line, a distance of 171.72 feet to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of 3700 West Street, as disclosed by that certain Parkview Drive Roadway Dedication Plat recorded July 14, 2015 as Entry No. 20150024426 in the Washington County Recorder's office, State of Utah.