

WHEN RECORDED RETURN TO:

Springville Self Storage West, LLC, a Utah limited liability company
995 South 1950 West, Suite A
Springville, UT 84663
Tax ID No.: 230280055

WARRANTY DEED

BC Storage Springville, LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Springville Self Storage West, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

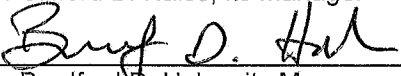
SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 65 North 2000 West, Springville, UT 84663

WITNESS, the hand of said grantor this 30th day of June, 2016.

BC Storage Springville, LLC,
a Utah limited liability company


By: Clifford B. Hales, its Manager


By: Bradford D. Hales, its Manager

State of Utah
County of Utah

The foregoing instrument was acknowledged before me this 30th day of June, 2016 by Clifford B. Hales, Manager and Bradford D. Hales, Manager on behalf of BC Storage Springville, LLC, a Utah limited liability company.


Notary Public
My commission expires: February 17, 2020

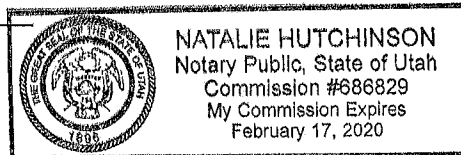


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Southwest corner of Section 31, Township 7 South, Range 3 East of the Salt Lake Base and Meridian; thence North 2952.52 feet and East 1550.44 feet to the point of beginning. Said point of beginning is a fence corner on the North right of way line of Springville West Center Street and on the East side of a lane that runs North from Center Street; thence South 89°35'42" East along said fence line and North right of way line of said Center Street 652.14 feet to the intersection with a fence line that runs North along the West boundary of the Freeway Frontage Road West right of way line; thence North 0° 23'23" East 403.4 feet along said West right of way of the Frontage Road; thence North 89°36'09" West 643.90 feet to a fence line which is on the East side of said lane; thence South 1°33'41" West 403.40 feet to the point of beginning.

Less and Excepting:

Center Street and 2000 West Roadway Dedication

A portion of the Northwest One Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah and being more particularly described as follows:

Beginning at the Southwest Corner of that real property described at Entry No. 18419:2015 in the Official Records of Utah County, said point being located North 2952.52 feet and east 1550.44 feet from the Southwest Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing: North 0°21'29" West between the Southwest Corner and the West One Quarter Corner of Section 31); thence North 1°33'41" East along the West line of said real property 6.25 feet; thence South 89°35'42" East 630.37 feet; thence along the arc of a 15.00 foot radius curve to the left 23.57 feet through a central angle of 90°00'54" (Chord: North 45°23'50" East 21.22 feet); thence North 0°23'23" East 382.15 feet to the North line of that real property described at Entry No. 18419:2015 in the official records of Utah County; thence along said real property the following three (3) Courses: South 89°36'09" East 6.65 feet; thence South 0°23'23" West 403.40 feet; thence North 89°35'42" West 652.14 feet to the point of beginning.

The following is shown for information purposes only: Tax ID / Parcel No. 23-028-0055