

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
DEED AND TAX STATEMENTS TO:  
Jonathan K. Hansen  
Hansen Black Anderson Ashcraft PLLC  
3051 West Maple Loop Drive, Suite 325  
Lehi, Utah 84043

ENT 78250:2022 PG 1 of 5  
**Andrea Allen**  
**Utah County Recorder**  
2022 Jul 07 01:04 PM FEE 40.00 BY CS  
RECORDED FOR First American Title Insurance Compan  
ELECTRONICALLY RECORDED

Affects Parcel ID Nos. 23-027-0060  
File No : 044684

### SPECIAL WARRANTY DEED

Lake Shore Industrial Development, LLC, a Utah limited liability company, of Holladay, Salt Lake County, Utah (“Grantor”), hereby conveys and warrants against all claiming through or under Grantor to RSC Lake Shore, LLC, a Utah limited liability company whose address is 4394 North Sheffield Drive, Provo, Utah (“Grantee”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantors, the receipt and sufficiency of which are hereby acknowledged, an undivided 29.70% interest in that certain land located in Utah County, Utah, being more particularly described below (the “Property”).

See Exhibit A

IN WITNESS WHEREOF, Grantors have caused their respective duly authorized representatives to execute this instrument as of the date hereinafter written.

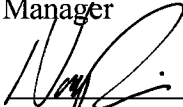
DATED July 6, 2022.

GRANTORS:

Lake Shore Industrial Development LLC,  
a Utah limited liability company

By: Lake Shore Industrial Management, LLC,  
a Utah limited liability company

Its: Manager

By:   
Name: Nathan S. Ricks  
Title: Manager

**EXECUTED IN COUNTERPART**

By: \_\_\_\_\_  
Name: Travis B. Olsen  
Title: Manager

**First American Title Accommodation  
Recording Assumes No Liability**

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Its: Manager

**EXECUTED IN COUNTERPART**

By: \_\_\_\_\_

Name: Nathan S. Ricks

Title: Manager

By:  \_\_\_\_\_

Name: Travis B. Olsen

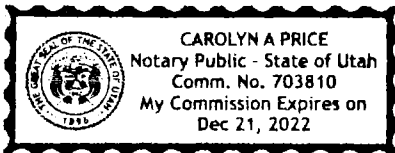
Title: Manager

ACKNOWLEDGMENT

STATE OF UTAH )  
 :SS  
COUNTY OF Utah )

On this 6 day of July 2022, personally appeared before me, a Notary Public, Nathan S. Ricks as Manager of Lake Shore Industrial Management, LLC, personally known or proved to me to be the persons whose name is subscribed to the above instrument who acknowledged to me that they executed the above instrument on behalf of said limited liability company.

WITNESS my hand and official Seal.



[Signature]  
Notary Public  
Residing at: Provo Utah

STATE OF UTAH )  
 :SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of July 2022, personally appeared before me, a Notary Public, Travis B. Olsen, as Manager of Lake Shore Industrial Management, LLC, personally known or proved to me to be the persons whose name is subscribed to the above instrument who acknowledged to me that they executed the above instrument on behalf of said limited liability company.

WITNESS my hand and official Seal.

\_\_\_\_\_  
Notary Public  
Residing at: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF UTAH )  
 :ss  
COUNTY OF \_\_\_\_\_ )

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WITNESS my hand and official Seal.

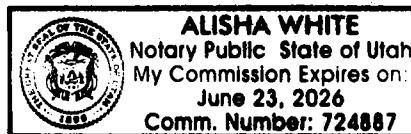
\_\_\_\_\_  
Notary Public  
Residing at: \_\_\_\_\_

STATE OF UTAH )  
 :ss  
COUNTY OF Salt Lake )

On this 16<sup>th</sup> day of July 2022, personally appeared before me, a Notary Public, Travis B. Olsen, as Manager of Lake Shore Industrial Management, LLC, personally known or proved to me to be the persons whose name is subscribed to the above instrument who acknowledged to me that they executed the above instrument on behalf of said limited liability company.

WITNESS my hand and official Seal.

Alisha White  
\_\_\_\_\_  
Notary Public  
Residing at: Salt Lake City Utah



**EXHIBIT "A"**  
**The Property**

The Land is described as follows: Real property in the County of Utah, State of UT, described as follows:

COMMENCING NORTH 252.47 FEET AND EAST 1541.37 FEET FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°56'32" EAST 498.05 FEET; THENCE SOUTH 0°20'0" WEST 682.4 FEET; THENCE NORTH 89°37'53" WEST 504.35 FEET; THENCE NORTH 0°51'38" EAST 688.42 FEET TO BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND ALSO BEING DESCRIBED OF RECORD AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY FENCED RIGHT-OF-WAY LINE OF WEST CENTER STREET, SPRINGVILLE, UTAH, WHICH IS ALSO THE NORTHWEST FENCED CORNER OF THE GRANTOR'S PROPERTY, WHICH BEGINNING POINT IS DESCRIBED BY CURRENT SURVEY AS BEING NORTH 252.47 FT. AND EAST 1541.37 FT. (BASED UPON THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BEARINGS OF SECTION LINES - NAD 27) FROM THE WEST 1/4 CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE LONG-STANDING STREET RIGHT-OF-WAY FENCE LINE SOUTH 88°56'32" EAST 498.05 FT., MORE OR LESS, TO THE EAST FENCED PROPERTY LINE OF THE GRANTOR'S PROPERTY, AND THE WEST DEED AND FENCED LINE OF THE TRV PROPERTIES, L.L.C. AND THE WEST DEED AND FENCED LINE OF THE MOUNTAIN WEST DEVELOPMENT & ASSOC., INC.; THENCE ALONG SAID WEST DEED AND PROPERTY LINE, SOUTH 0°20' WEST 682.40 FT., MORE OR LESS, TO THE SOUTH FENCED PROPERTY LINE OF THE GRANTOR'S PROPERTY, AND THE NORTH DEED AND FENCED LINE OF THE PROPERTY OF THE JOHN G. DEHAAS FAMILY L.C., A UTAH LIMITED LIABILITY COMPANY; THENCE ALONG SAID LINE NORTH 89°37'53" WEST 504.35 FT., MORE OR LESS, TO THE SOUTHWEST FENCED CORNER OF THE GRANTOR'S PROPERTY; THENCE ALONG THE WEST FENCED LINE OF SAID GRANTOR'S PROPERTY, NORTH 0°51'38" EAST 688.42 FT. TO THE POINT OF BEGINNING.

SITUATED IN UTAH COUNTY, STATE OF UTAH