

Mail Recorded Deed and Tax Notice To:
Aspen Park Partners, LLC, a Utah limited liability company
32 W 200 S, #307
Salt Lake City, UT 84101



File No.: 123563-MLY

WARRANTY DEED

Heritage Storage, LLC, as the holder of an undivided ninety percent (90%) tenant-in-common interest and
IRA Aspen Park, LLC, as the holder of an undivided (10%) tenant-in-common interest

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

Aspen Park Partners, LLC, a Utah limited liability company

GRANTEE(S) of Clearfield, 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 **Davis County**, State of Utah:

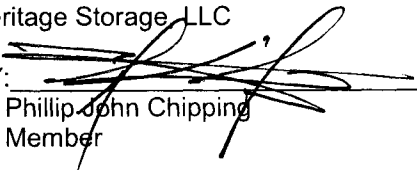
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 12-065-0165 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 1st day of September, 2020.

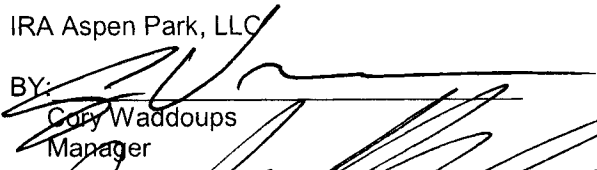
Heritage Storage, LLC

BY: 
Phillip John Chipping
Member

BY: ~~Aspen John Chipping~~
Member

SIGNED IN COUNTERPART

IRA Aspen Park, LLC

BY: 
Cory Waddoups
Manager

BY: 
Joseph Mills
Manager

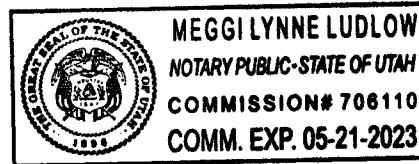
STATE OF UTAH

COUNTY OF SALT LAKE

On the 1st day of September, 2020, personally appeared before me Phillip John Chipping ^{MLL} ~~Aspen John Chipping~~ who acknowledged themselves to be the Members of Heritage Storage, LLC, and that they, as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



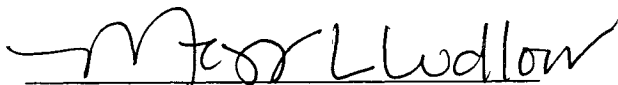
Notary Public



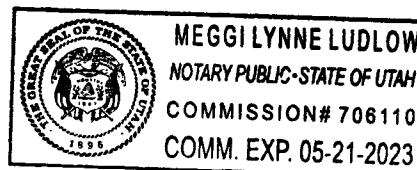
STATE OF UTAH

COUNTY OF SALT LAKE

On the 1st day of September, 2020, personally appeared before me Cory Waddoups and Joseph Mills, who acknowledged themselves to be the Managers of IRA Aspen Park, LLC, and that they, as such Managers, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



Dated this 1st day of September, 2020.

Heritage Storage, LLC
SIGNED IN COUNTERPART

BY: _____
Phillip John Chipping
Member

BY: Amie Nicole Chipping
Amie Nicole Chipping
Member

IRA Aspen Park, LLC

BY: **SIGNED IN COUNTERPART**

Cory Waddoups
Manager

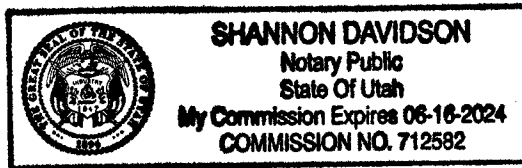
BY: _____
Joseph Mills
Manager
SIGNED IN COUNTERPART

STATE OF UTAH

COUNTY OF SALT LAKE

On the 1st day of September, 2020, personally appeared before me ~~Phillip John Chipping~~^{so} and Amie Nicole Chipping, who acknowledged themselves to be the Members of Heritage Storage, LLC, and that they, as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Shannon Davidson
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 1st day of September, 2020, personally appeared before me Cory Waddoups and Joseph Mills, who acknowledged themselves to be the Managers of IRA Aspen Park, LLC, and that they, as such Managers, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

EXHIBIT A
PROPERTY DESCRIPTION

A part of the Southeast quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian: Beginning at a point which is North 89°58' West 1120.03 feet along the section line and North 00°02' East 33.00 feet and North 31°58'30" West 52.78 feet from the Southeast corner of said Section 11 and running thence North 31°58'30" West 388.06 feet; thence North 58°01'30" East 339.00 feet; thence South 31°58'30" East 315.84 feet; thence South 58°01'30" West 306.00 feet; thence South 31°58'30" East 92.85 feet; thence North 89°58' West 38.92 feet to the point of beginning.

Tax Id No.: 12-065-0165