

Mail Tax notices to:
8803 DEV LLC
13053 South Minuteman Drive
Draper, UT 84020

12767923
5/7/2018 4:06:00 PM \$13.00
Book - 10672 Pg - 2926-2927
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Tax ID No.: 28-06-279-006, 007

SPECIAL WARRANTY DEED

8803 Storage, LLC, a Utah limited liability company, ("GRANTOR") of 13053 South Minuteman Dr., Draper, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them only to:

8803 DEV LLC, a Utah limited liability company, ("GRANTEE") of 13053 South Minuteman Drive, Draper, UT 84020 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

Parcel 1:

BEGINNING AT A POINT SOUTH 00°07'00" WEST 1240.89 FEET TO THE STREET MONUMENT AT THE INTERSECTION OF 8800 SOUTH STREET AND 700 EAST STREET AND NORTH 89°35'00" WEST 557.47 FEET ALONG THE CENTERLINE OF 8800 SOUTH STREET AND SOUTH 00°25'00" WEST 153.40 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°35'00" EAST 110.00 FEET; THENCE NORTH 00°25'00" EAST 9.40 FEET; THENCE SOUTH 89°35'00" EAST 100.00 FEET; THENCE SOUTH 00°25'00" WEST 140.53 FEET TO THE NORTHERLY LINE OF THAT CERTAIN DEED RECORDED MARCH 22, 1980 AS ENTRY NO. 3436568, IN BOOK 5103, AT PAGE 1020, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°53'00" WEST 100.00 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 00°S'00" EAST 5.74 FEET; THENCE NORTH 89°53'00" WEST 110.00 FEET; THENCE NORTH 00°25'00" EAST 126.49 FEET TO THE POINT OF BEGINNING.

Parcel No. 28-06-279-006

Parcel 2:

COMMENCING 970 FEET EAST AND 114 FEET SOUTH FROM THE CENTER SECTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 140 FEET; THENCE EAST 100 FEET; THENCE NORTH 254 FEET; THENCE WEST 25 FEET; THENCE SOUTH 114 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

Parcel No.: 28-06-279-007

13644943
4/27/2021 3:08:00 PM \$40.00
Book - 11164 Pg - 5317-5319
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TAX
STATEMENTS AND RETURN TO:

8803 DEV LLC
10351 S. Minuteman Drive
Draper, Utah 84020
APN: 28062790260000

CTA 140614-CAP

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made the 26 day of April, 2021 by 8803 Storage, LLC, a Utah limited liability company whose address is 10351 S. Minuteman Drive, Draper, Utah 84020 as GRANTOR to 8803 DEV LLC, a Utah limited liability company whose address is 10351 S. Minuteman, Drive, Draper, Utah 84020, as GRANTEE.

Witness that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, grants, bargains, sells, conveys and warrants against all claiming in, through or under Grantor, to Grantee all that real property situated in the County of Salt Lake, State of Utah, more particularly described as follows:

See EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF.

Together with all tenements, hereditaments and appurtenances thereto subject only to the matters of record.

To have and to hold, all and singular, the premises aforementioned unto said Grantee, its successors and assigns forever.

(end of text- signatures attached)

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 2:

A PARCEL OF LAND BEING ALL OF AN ENTIRE TRACT DESCRIBED IN THAT AUDITOR'S TAX DEED RECORDED ON MARCH 20, 1936 AS ENTRY NO. 778281 IN BOOK 177 AT PAGE 291 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 1,369.67 FEET S. $00^{\circ}07'$ W. (RECORD = S 1420 FEET) ALONG THE SECTION LINE AND 557.14 FEET N. $89^{\circ}53'$ W. (RECORD = W 560 FEET) FROM THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S. $00^{\circ}07'$ W. (RECORD = SOUTH) 154 FEET ALONG THE EASTERLY BOUNDARY LINE TO THE SOUTHEASTERLY CORNER OF SAID ENTIRE TRACT; THENCE N. $89^{\circ}53'$ W. (RECORD = WEST) 30 FEET ALONG THE SOUTHERLY BOUNDARY LINE TO THE SOUTHWESTERLY CORNER OF SAID ENTIRE TRACT AND THE EASTERLY RIGHT OF WAY LINE OF 630 EAST STREET; THENCE N. $00^{\circ}07'$ E. (RECORD = NORTH) 154 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY BOUNDARY LINE, TO THE NORTHWESTERLY CORNER OF SAID ENTIRE TRACT; THENCE S. $89^{\circ}53'$ E. (RECORD = EAST) 30 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO POINT OF BEGINNING.

Tax Id No.: 28-06-279-026