

Recording Requested By:
First American Title Insurance Company
National Commercial Services, Ontario, CA

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4/21/2017 8:32:00 AM \$22.00
Book - 10549 Pg - 7036-7040
Gary W. Ott
Recorder, Salt Lake County, UT
DOCUMENT PROCESSING SOLUTIONS
BY: eCASH, DEPUTY - EF 5 P.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
THIS WARRANTY DEED TO:

Mr. Casey K. Kelly
Follettusa, Inc.
3600 American River Drive, Suite 215
Sacramento, CA 95864

APN-21-06-353-027
NCS-845059

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WALLMARK ASSETS, LLC**, a Utah limited liability company, of 13042 Red Berry Road, Draper, Utah 84020 ("Grantor"), hereby conveys and warrants to, **WEST VALLEY SELF STORAGE INVESTORS, LLC**, a Delaware limited liability company, of 3600 American River Drive, Suite 215, Sacramento, CA 95864 the following described real property (the "Property") located in the County of Salt Lake, State of Utah:

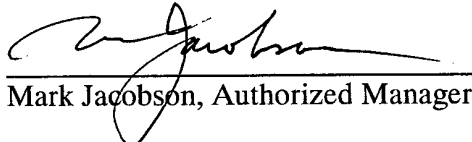
SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED
HEREIN BY THIS REFERENCE

Subject all to the permitted exceptions noted on EXHIBIT B, attached hereto and incorporated herein by reference, but none other.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 19th day of April, 2017.

GRANTOR

WALLMARK ASSETS, LLC,
a Utah limited liability company


BY: 
Mark Jacobson, Authorized Manager

Notary Block of Grantor

State of UTAH

County of SALTALKE

The foregoing instrument was acknowledged before me this 19th day of April, 2017, by **MARK JACOBSON**, the authorized signatory of Wallmark Assets, LLC, a Utah Limited liability company, who acknowledged to me that he was duly empowered to execute this instrument.



Notary Public
Seal

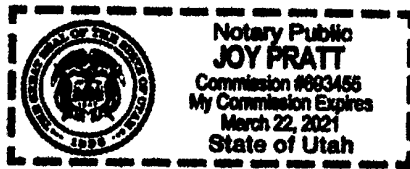


Exhibit "A"

Legal Description

Real property in the City of West Valley, County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

BEGINNING AT A POINT SOUTH 89°58'53" EAST 33.00 FEET AND NORTH 00°01'45" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°01'45" EAST ALONG A LINE PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, 320.86 FEET; THENCE SOUTH 89°54'30" EAST 150.00 FEET; THENCE NORTH 00°01'45" EAST 150.00 FEET; THENCE SOUTH 89°54'30" EAST 185.00 FEET; THENCE SOUTH 00°01'45" WEST 470.69 FEET; THENCE NORTH 89°58'53" WEST 335.00 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT POINT ON THE EAST LINE OF 4800 WEST STREET, SAID POINT BEING SOUTH 89°58'35" EAST 33.00 FEET ALONG THE SECTION LINE AND NORTH 0°01'45" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°01'45" EAST 160.00 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°58'35" EAST 167.00 FEET; THENCE SOUTH 0°01'45" WEST 160.00 FEET; THENCE NORTH 89°58'35" WEST 167.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WEST VALLEY CITY IN DEED RECORDED AUGUST 22, 1985 AS ENTRY NO. 4127576 IN BOOK 5683 AT PAGE 2794 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF 4800 WEST STREET, SAID POINT BEING SOUTH 89°58'35" EAST 40.0 FEET ALONG THE SECTION LINE AND NORTH 0°01'45" EAST 33.00 FEET ALONG SAID EAST LINE FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°01'45" EAST 320.86 FEET ALONG SAID EAST LINE; THENCE NORTH 89°58'35" WEST 7.0 FEET; THENCE SOUTH 0°01'45" WEST 320.86 FEET; THENCE SOUTH 89°58'35" EAST 7.0 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PARCEL CONVEYED TO ROYAL SEAL INVESTMENTS, INC., A TEXAS CORPORATION IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 29, 2003 AS ENTRY NO. 8630711 IN BOOK 8786 AT PAGE 7842 OF OFFICIAL RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 00°07'36" EAST ALONG THE SECTION LINE 126.71 FEET AND SOUTH 89°52'24" EAST 220.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6; TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°46'32" EAST 148.00 FEET TO THE BOUNDARY OF ARLINGTON PARK NO. 2; THENCE ALONG SAID BOUNDARY SOUTH 00°07'36" WEST 126.39 FEET AND SOUTH 89°53'02" EAST 100.00 FEET TO THE WEST RIGHT OF WAY LINE OF ARLINGTON PARK DRIVE; THENCE SOUTH 00°07'36" WEST ALONG SAID WEST LINE 75.61 FEET TO THE NORTH RIGHT OF WAY LINE OF 4715 SOUTH STREET; THENCE NORTH 89°49'12" WEST ALONG SAID NORTH LINE 248.00 FEET; THENCE NORTH 00°07'36" EAST 202.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION OF PARCEL CONVEYED TO D. CRAIG GAILEY AND SHARON GAILEY IN THAT CERTAIN QUIT CLAIM DEED RECORDED APRIL 27, 2005 AS ENTRY NO. 9359854 IN BOOK 9122, AT PAGE 9563 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00 DEGREES 07 MINUTES 36 SECONDS EAST 126.71 FEET ALONG THE SECTION LINE AND SOUTH 89 DEGREES 52 MINUTES 24 SECONDS EAST 220.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SLAT LAKE BASE AND MERIDIAN, AND RUNNING THE FOLLOWING 4 COURSES AND DISTANCES: SOUTH 00 DEGREES 07 MINUTES 36 SECONDS WEST 93.93 FEET; NORTH 89 DEGREES 53 MINUTES 02 SECONDS WEST 20.00 FEET; NORTH 00 DEGREES 07 MINUTES 36 SECONDS EAST 93.97 FEET; AND SOUTH 89 DEGREES 46 MINUTES 32 SECONDS EAST 20.0 FEET TO THE POINT OF BEGINNING.

APN: 21-06-353-027

EXHIBIT B
PERMITTED EXCEPTIONS

1. Easement and right of way upon the terms and conditions therein provided, in favor of Granger-Hunter Improvement District, recorded August 22, 1985 as Entry No. 4127575, in Book 5683, Page 2793 of Official Records.
2. Easement and right of way upon the terms and conditions therein provided, in favor of Javier Molina, recorded May 9, 2011 as Entry No. 11179245, in Book 9923, Page 2051 of Official Records.
3. West Valley City Delay Agreement for Completion of Improvements, upon the terms and conditions therein provided, recorded May 4, 2005, as Entry No. 9366738, in Book 9126, Page 5596, of Official Records. (no legal description attached, indexed only)