



12582598
7/26/2017 1:59:00 PM \$13.00
Book - 10581 Pg - 5678-5679
Gary W. Ott
Recorder, Salt Lake County, UT
ACCESS TITLE
BY: eCASH, DEPUTY - EF 2 P.

File # 17-938

WARRANTY DEED

BRIAN E. KNOWLTON, Grantor(s) of BOUNTIFUL, County of DAVIS , State of UTAH , hereby CONVEY and WARRANT to

54 STORAGE, LLC,

Grantee(s),

of 70 NORTH MAIN STREET, STE 106, BOUNTIFUL, UT 84010,

for the sum of ***TEN DOLLARS and other good and valuable consideration***
the following tract of land in Salt Lake County , State of UT:

SEE ATTACHED EXHIBIT "A"

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or enforceable in law or equity and general property taxes for the year 2017 and thereafter.

WITNESS the hand of said grantor, this July ²⁵~~21~~, 2017

BRIAN E. KNOWLTON

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the July ²⁵~~21~~, 2017, personally appeared before me **BRIAN E. KNOWLTON**, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing At: *ORF.M.UT*

My Commission Expires: *06-23-2019*

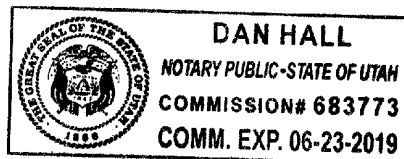


EXHIBIT "A"

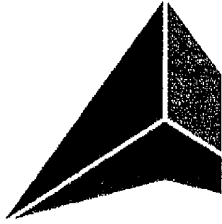
Beginning at a point which is North 89°56'30" East 1065.96 feet and North 0°03'30" West 452.26 feet from the Southwest corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°56'30" West 158.992 feet; thence North 0°10'40" West 208.571 feet to the South line of Kingsgate No. 2 Subdivision; thence North 89°54'55" East 159.427 feet; thence South 0°03'30" East 208.644 feet to the point of beginning.

Together with a right-of-way for ingress and egress over the following:

Beginning at a point on the North right-of-way line of 5400 South Street, said point being North 01°10'40" West 53.00 feet and North 89°56'30" East 1081.07 feet from the Southwest corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°03'30" West 399.26 feet; thence South 89°56'30" West 30.00 feet; thence South 0°03'30" East 399.26 feet; thence North 89°56'30" East 30.00 feet to the point of beginning.

The following is shown for information purposes only: Tax ID Number 21-08-357-031

12769177
5/9/2018 2:23:00 PM \$13.00
Book - 10672 Pg - 9688-9689
ADAM GARDINER
Recorder, Salt Lake County, UT
ACCESS TITLE
BY: eCASH, DEPUTY - EF 2 P.



File # 17-1086

WARRANTY DEED

VALLEY PROPERTIES & INVESTMENTS, LLC, a Utah limited liability company, Grantor(s)
of Taylorsville, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

54 STORAGE, LLC

Grantee(s),

of 70 North main street, Ste 106, Beautiful, UT 84010

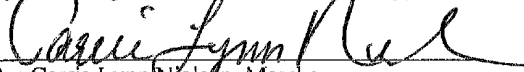
for the sum of ***TEN DOLLARS and other good and valuable consideration***
the following tract of land in Salt Lake County, State of UT:

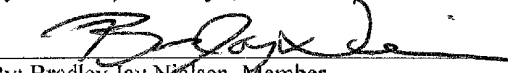
SEE EXHIBIT "A"

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto,
being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or
enforceable in law or equity and general property taxes for the year 2017 and thereafter.

WITNESS the hand of said grantor, this May 7, 2018

Valley Properties & Investments, LLC
By its Manager, B & C Investment Group, LLC


By: Carrie Lynn Nielsen, Member

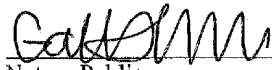

By: Bradley Jay Nielsen, Member

STATE OF UTAH)

ss.

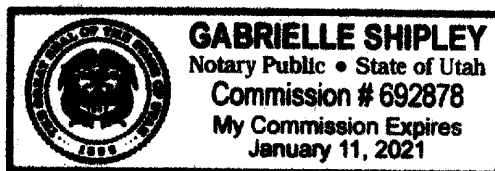
COUNTY OF Salt Lake)

On the 7 day of May, 2018, personally appeared before me, Carrie Lynn Nielsen and Bradley Jay Nielsen,
who being by me duly sworn did say, that they, the said Carrie Lynn Nielsen and Bradley Jay Nielsen are the
Members of B& C Investment Group, LLC who is the Manger of VALLEY PROPERTIES & INVESTMENTS,
LLC, a Utah limited liability company and that the within and foregoing instrument was signed in behalf of said
Limited Liability Company and said Carrie Lynn Nielsen and Bradley Jay Nielsen duly acknowledged to me that
said Limited Liability Company executed the same.


Notary Public

Residing at: 1820 W 9000 S West Jordan UT 84081

My Commission expires: 01-11-2021



Ent 12769177 BK 10672 PG 9688

EXHIBIT "A"

BEGINNING AT A POINT WHICH IS LOCATED NORTH 89°56'30" EAST 1065.96 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 0°03'30" WEST 604.94 FEET FROM THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 0°03'30" WEST 56.00 FEET TO THE SOUTH LINE OF KINGGATE II SUBDIVISION AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°55'44" EAST 104.93 FEET ALONG SAID SOUTH LINE TO A POINT ON A 2621.48 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, AND THE WEST LINE OF STATE ROAD 154; THENCE 56.56 FEET ALONG SAID WEST LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°14'10", CHORD BEARS SOUTH 8°06'09" EAST 56.55 FEET; THENCE SOUTH 89°55'44" WEST 112.84 FEET PARALLEL TO SAID SOUTH SUBDIVISION LINE TO THE POINT OF BEGINNING.

BEING A PORTION OF PARCEL NUMBER 21-08-357-035

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY OVER THE FOLLOWING:

BEGINNING AT A POINT WHICH IS NORTH 0°10'40" WEST 53.00 FEET AND NORTH 89°56'30" EAST 1081.07 FEET FROM THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 0°03'30" WEST 636.28 FEET; THENCE SOUTH 89°56'30" WEST 30.00 FEET; THENCE SOUTH 0°30'30" EAST 636.28 FEET; THENCE NORTH 89°56'30" EAST 30.00 FEET TO THE POINT OF BEGINNING.