

14025740 B: 11377 P: 5401 Total Pages: 3  
10/05/2022 04:01 PM By: salvarado Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: PROSPECT TITLE INSURANCE  
2100 WEST PLEASANT GROVE BLVD PLEASANT GROVE, UT 84062

When Recorded Return, and  
Mail Tax Notices to:  
Daranda Properties LLC  
471 North 850 East, Orem, UT 84097

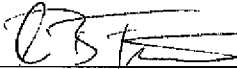
Tax Parcel No. 14-26-476-043-0000

## SPECIAL WARRANTY DEED

AA Alpine Self Storage – West Valley City, LLC, a Utah limited liability company aka AA Alpine Storage – West Valley City, LLC, a Utah limited liability company, Grantor, hereby conveys and warrants to the following, respectively (collectively, “Grantees): (i) Ford Real Estate, P.C., a Utah professional corporation with an address at 848 West 1350 South, Lehi, UT 84043, an undivided 10.27225% interest, (ii) Daranda Properties LLC, a Utah limited liability company with an address at 471 North 850 East, Orem, UT 84097 an undivided 10.27225% interest, and (iii) Sweetest Ever Real Estate, LLC, a Utah limited liability company with an address at 526 West Meadow Crest Way, Saratoga Springs, Utah 84045, an undivided 3.6255% interest, in the real property located in Salt Lake County, State of Utah, particularly described in Exhibit A (the “Property”), subject to all matters of record. For informational purposes, prior to this Deed, Grantor owned a 66.51% undivided interest in the Property, with SCF RC Funding IVR LLC owning the remainder 33.49% undivided interest in the Property. After the delivery of this Deed, the tenant in common ownership of the Property is as follows: Ford Real Estate, P.C., a Utah professional corporation, as to an undivided 10.27225% interest, Daranda Properties LLC, a Utah limited liability company, as to an undivided 10.27225% interest, and (iii) Sweetest Ever Real Estate, LLC, a Utah limited liability company, as to an undivided 3.6255% interest; AA Alpine Storage – West Valley City, LLC, a Utah limited liability company aka AA Alpine Storage – West Valley City, LLC, a Utah limited liability company, as to an undivided 42.34% interest; and SCF RC Funding IV LLC, a Delaware limited liability company, as to an undivided 33.49% interest.

Witness the hand of said Grantor this 5 day of October, 2022.

AA Alpine Self Storage – West Valley City, LLC  
aka AA Alpine Storage – West Valley City, LLC

By:   
Printed Name: Aaron Frazier  
Title: Manager

In the State of Utah County of Utah, on October 5,  
2022, personally appeared before me Aaron Frazier proved to me to be the person who

executed this instrument in the capacity indicated, for and on behalf of AA Alpine Storage – West Valley City, LLC aka AA Alpine Storage – West Valley City, LLC.

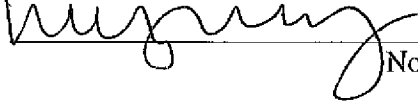
  
\_\_\_\_\_  
Notary Public  
[Seal]



Exhibit A

Lot 1, MOUNTAIN VIEW BUSINESS PLAZA according to the official plat thereof on file in the office the Recorder, Salt Lake County, Utah.