

14150113 B: 11443 P: 4491 Total Pages: 3
09/07/2023 04:07 PM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Unreasonable Capital MV Flex, LLC
411 W 7200 S, STE 201
Midvale, UT 84047



File No.: 170093-MCF

WARRANTY DEED

West Valley Storage Partners, LLC, a Utah limited liability company,

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

Unreasonable Capital MV Flex, LLC, a Utah limited liability company

GRANTEE(S), of Midvale, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 20-14-177-009 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 7th day of September, 2023.

West Valley Storage Partners, LLC, a Utah limited liability company

BY: WVC 6055 West, LLC., a Utah limited liability company

ITS: Manager

BY: *Thomas K. Checketts*
Thomas K. Checketts, Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 7th day of September, 2023, before me, personally appeared ^{Thomas K.} ~~Tom~~ Checketts, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of West Valley Storage Partners, LLC, a Utah limited liability company.

Michael Paul Chabries
Notary Public

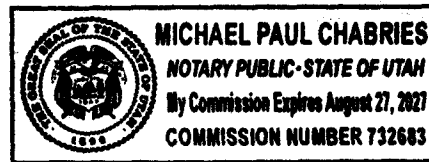
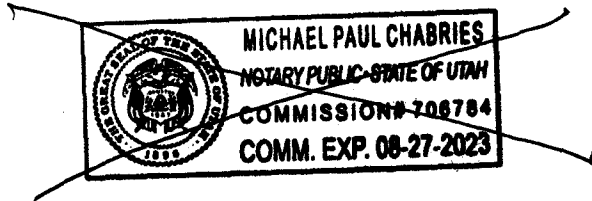


EXHIBIT A
Legal Description

BEGINNING AT A POINT ON THE WESTERLY LINE OF COPPER CITY PLAT "B" SUBDIVISION, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 79-1 AT PAGE 28, SAID POINT BEING SOUTH 00°06'40" EAST 1591.97 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; SAID NORTH QUARTER CORNER BEING SOUTH 89°34'46" EAST 2666.91 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14, (BASIS OF BEARINGS BEING SOUTH 00°06'00" EAST BETWEEN SAID NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 14); AND RUNNING THENCE SOUTH 00°06'40" EAST 363.12 FEET ALONG SAID QUARTER SECTION LINE AND SAID WESTERLY LINE OF COPPER CITY PLAT "B" SUBDIVISION, TO THE NORTHEAST CORNER OF THE GREATER SOUTHRIDGE SUBDIVISION, PHASE 1, RECORDED SEPTEMBER 17, 2007, AS ENTRY NO. 10223972 IN BOOK 2007P AT PAGE 368, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°55'51" WEST 316.68 FEET ALONG THE NORTHERLY LINE OF SAID GREATER SOUTHRIDGE SUBDIVISION, PHASE 1, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 6055 WEST STREET AS RECORDED IN THAT CERTAIN DEDICATION PLAT ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2006P AT PAGE 280; THENCE NORTH 00°07'11" WEST 362.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 89°59'56" EAST 316.74 FEET TO THE POINT OF BEGINNING.