



MNT 31594
Mail Tax Notice to:

AA Alpine Storage
74 East 500 South
American Fork, UT 84003

E# 2601487 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
19-Oct-12 0354 PM FEE \$14.00 DEP SY
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

Tax ID No.: 08-112-0024 *mn*

SPECIAL WARRANTY DEED

Boydean B. Frazier Family Trust Holdings, L.C., a Utah limited liability company ("**Grantor**"), hereby Conveys and Warrants against all those claiming by, through or under it to AA Alpine Storage - Roy, LLC, a Utah limited liability company ("**Grantee**"), for the sum of Ten Dollars and other good and valuable consideration the following described tract of land in Weber County, State of Utah:

See Exhibit "A"

Subject to all matters of record.

IN WITNESS WHEREOF, this Special Warranty Deed is executed to be effective the 7 day of September, 2012.

GRANTOR:

Boydean B. Frazier Family Trust Holdings, L.C.,
a Utah limited liability company

By: *Boydean B. Frazier*
Name: Boydean B. Frazier
Title: Manager

THE STATE OF UTAH §
 §
COUNTY OF UTAH §

The foregoing instrument was acknowledged before me on this 7 day of SEPTEMBER, 2012, by Boydean B. Frazier, the Manager of Boydean B. Frazier Family Trust Holdings, L.C., in his authorized and stated capacity, on behalf of said company.



Bradley R. Helsten

NOTARY PUBLIC, in and for
THE STATE OF UTAH

EXHIBIT "A"

Commencing at a point located South 00°16'32" West along the section line 68.02 feet and East 979.57 feet from the West Quarter Corner of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian; thence North 12°59'31" East along a fence line and East line of Ogden and Salt Lake Railroad (also known as Union Pacific Railroad) Right-of-Way fence 161.65 feet; thence North 52°08'00" East 20.02 feet; thence along an arc of a 142.00 foot radius curve to the left 61.54 feet (chord bears South 24°53'57" East 61.06 feet); thence South 12°45'00" West 513.34 feet; thence South 75°30'00" East 357.09 feet; thence running one (1) foot parallel to the existing right-of-way fence of Interstate Highway 15 the following calls: South 12°24'16" West 207.34 feet; South 12°23'34" West 69.18 feet; South 17°09'58" West 120.76 feet; South 17°30'03" West 109.66 feet; South 17°32'39" West 79.57 feet; South 14°56'19" West 188.81 feet; South 15°05'00" West 39.86 feet; South 18°27'37" West 49.90 feet; South 19°36'46" West 300.57 feet; South 20°21'23" West 50.70 feet; South 22°50'41" West 37.90 feet; thence South 25°36'56" West 48.58 feet; thence North 89°42'25" West 363.20 feet to an existing rebar with cap; thence from the existing rebar with cap North 13°03'35" East along the East line of Ogden and Salt Lake Railroad (also known as Union Pacific Railroad) Right-of-Way 481.35 feet to an existing rebar with cap; thence from the existing rebar with cap North 89°23'28" East 36.47 feet; thence North 12°57'46" East along a fence line extended and along the East line of Ogden and Salt Lake Railroad (also known as Union Pacific Railroad) Right-of-Way extended 849.81 feet to the end of the fence line; thence North 13°09'13" East along a fence line and East line of Ogden and Salt Lake Railroad (also known as Union Pacific Railroad) Right-of-way fence 431.23 feet to the point of beginning.

Together with a Non Exclusive right-of-way for ingress and egress over and across the following described property, a part of the Northwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is South 89°51' East 994.05 feet along the Quarter Section Line, North 12°45' East 94.60 feet and North 52°08' East 20.02 feet; from the West Quarter Corner of said Section 13, said point is also the intersection of the South line of Riverdale Road and the West line of the Davis and Weber Canal Company right-of-way; running thence North 52°08' East 106.06 feet; thence South 12°45' West 149.59 feet to the West Line of said canal right-of-way; thence Northerly along the arc of a 142 foot radius curve to the right 97.29 feet (L C Bears North 32°06'58" West 95.39 feet) to the point of beginning.

Together with a 10 foot Easement through a part of the Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Said Easement being 5 feet on each side of the following described centerline: Beginning at a point North 00°02' West 1344.94 feet from the Southwest Corner of Section 13, thence North 89°22' East 50 feet; running thence South 85°49' East 253.04 feet; thence North 89°47'30" East 400 feet to the East line of the Ogden and Salt Lake Railroad right of way.

Purported Address:

1701 West Riverdale Road
Roy, UT 84067