

E 3422715 B 7853 P 1918-1920  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/28/2021 3:31:00 PM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:  
Sugar Street Storage, LLC, a Utah limited liability company  
1835 South Hwy 89  
Perry, UT 84302



File No.: 148005-KAP

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## WARRANTY DEED

T & N Properties, L.C., a Utah limited liability company

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

Sugar Street Storage, LLC, a Utah limited liability company

**GRANTEE(S)** of Perry, 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 **Davis County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

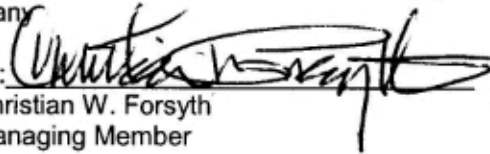
**TAX ID NO.:** 10-230-0008 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

<sup>0421<sup>th</sup></sup>  
Dated this ~~23<sup>rd</sup>~~ day of September, 2021.

T & N Properties, L.C., a Utah limited liability company

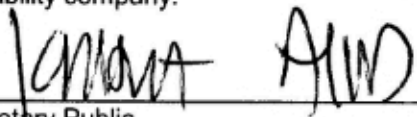
BY:   
Christian W. Forsyth  
Managing Member

BY:   
Natalie Forsyth  
Managing Member

STATE OF UTAH

COUNTY OF DAVIS

On this 21<sup>st</sup> day of September, 2021, before me, personally appeared Christian W. Forsyth, 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 T & N Properties, L.C., a Utah limited liability company.

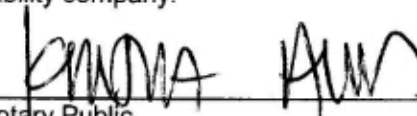
  
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 21<sup>st</sup> day of September, 2021, before me, personally appeared Natalie Forsyth, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of T & N Properties, L.C., a Utah limited liability company.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

A Part of the Southwest Quarter of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the east line of Eagle Industrial Park Subdivision, (also being the west line of the Carriage Cove Subdivision,) said point being North 89°53'10" East 523.58 feet along the section line and North 0°06'50" West 33.00 feet to the Point of Beginning of the Eagle Industrial Park Subdivision as shown on the plat and North 89°53'10" East 310.17 feet along the south line to the Southeast Corner of the Eagle Industrial Park Subdivision and North 0°11'20" East 300.87 feet along the east line of the Eagle Industrial Park Subdivision from the Southwest Corner of said Section 20, and running; Thence West 352.14 feet, (North 89°59'48" West 352.15 feet by deed) to the east right of way line of Sugar Street, (1100 West); Thence northwesterly 15.87 feet, (15.85 feet on Deed) along the arc of a 408.00 foot radius curve to the left, (center bears South 61°13'08" West and long chord bears North 29°53'45" West 15.85 feet, with a central angle of 2°13'46") along the east line of Sugar Street, (1100 West); Thence northerly 186.41 feet along the arc of a 342.00 foot radius curve to the right, (center bears North 58°59'22" East and long chord bears North 15°23'43" West 184.11 feet, with a central angle of 31°13'48") along the east line of Sugar Street, (1100 West); Thence North 0°13'10" East 166.49 feet along the east line of Sugar Street, (1100 West); Thence North 89°54'40" East 409.48 feet to the east line of Eagle Industrial Park; Thence South 0°11'20" West 358.39 feet along the east line of Eagle Industrial Park to the point of beginning. (Being a part of Lot 1, Eagle Industrial Park Subdivision.)