

E 3487354 B 8048 P 1320-1322
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/12/2022 4:00:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS AGEN

Mail Recorded Deed and Tax Notice To:
Box Storage LLC, a Utah limited liability company
693 Utah 193
Layton, UT 84041



File No.: 158762-KAP

WARRANTY DEED

Scott Smedley Storage, LLC

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

Box Storage LLC, a Utah limited liability company

GRANTEE(S) of Layton, 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.: 09-013-0176 and 09-013-0023 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 12th day of July, 2022.

Scott Smedley Storage, LLC

BY: Scott B. Smedley Trust, dated February 2,
1982
ITS: Managing Member

BY: Juliet C. Smedley
Juliet C. Smedley, Trustee

STATE OF UTAH

COUNTY OF DAVIS

On 12th day of July, 2022, before me, personally appeared Juliet C. Smedley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Scott Smedley Storage, LLC.

Krista Allred
Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Beginning at the Southeast corner of the Northwest quarter of the Southeast quarter of Section 4, Township 4 North, Range 1 West, Salt Lake Meridian; thence North 30 feet along the East line of said quarter section; thence North 89°34'45" West 386 feet more or less, parallel to the South line of said section to the East line of property of the United States of America; thence South 27°28' East 33.94 feet along said East line to the South line of said quarter section; thence South 89°34'45" East 370.12 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at the Southwest corner of the Northeast quarter of the Southeast quarter of Section 4, Township 4 North, Range 1 West, Salt Lake Meridian, and running thence North 0°08'30" East 30 feet along the West line of said quarter-quarter; thence South 89°34'30" East 100 feet parallel to the South line of said section; thence South 0°08'30" West 30 feet to the South line of said quarter-quarter; thence North 89°34'30" West 100 feet to the point of beginning.

ALSO:

Beginning at a point North 0°08'30" East 1266.57 feet along the section line and North 89°34'30" West 1220.86 feet parallel to the South section line from the Southeast corner of Section 4, Township 4 North, Range 1 West, Salt Lake Meridian; thence North 89°34'30" West 148 feet; thence South 89°01'50" West 108.05 feet; thence South 0°36'02" East 52.9 feet to a point 1211 feet North of the South line of said section; thence North 89°34'30" West 162.6 feet, more or less, to the East line of property conveyed to the United States of America; thence North 27°00'28" West 124.3 feet, more or less, to the North line of the South half of the Southeast quarter of said section; thence South 89°34'45" East 470.12 feet East, more or less; thence South 0°08'30" West 46.9 feet to the point of beginning.

PARCEL 3:

A non-exclusive easement, appurtenant to Parcels 1 and 2 described herein, as created and described in that certain Warranty Deed recorded June 25, 1979 as Entry No. 536188 in Book 776 at Page 704.