

3562228
BK 8448 PG 787

E 3562228 B 8448 P 787-789
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
02/28/2024 03:05:10 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: LINCOLN TITLE
INSURANCE AGENCY

File No. 041227

Mail Tax Notice to Grantee(s) and
When Recorded Return to:
1176 N 4500 W
West Point, UT 84015

WARRANTY DEED

Gooch Enterprises, LLC and KS3 Enterprises, LLC, AS THEIR INTERESTS MAY APPEAR,
Grantor(s),

hereby CONVEY(S) and WARRANT(S) to:

West Davis Storage, LLC, a Utah limited liability company, Grantee(s),

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of
land in Davis County, State of Utah:

PARCEL 1:

LOT 1, LEGACY STORAGE SUBDIVISION, WEST POINT CITY, DAVIS COUNTY, UTAH,
ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JANUARY 21, 2023 AS ENTRY NO.
3518304 IN BOOK 8197, PAGE 790.

PARCEL 1A:

ACCESS EASEMENT DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST QUARTER OF
SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1800 NORTH STREET BEING
NORTH 89°59'08" WEST 919.99 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER
(BASIS OF BEARING UTAH NORTH, N.A.D. 83 STATE PLANE) AND NORTH 00°00'00" EAST 50.00
FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 30; RUNNING THENCE ALONG
SAID NORTH RIGHT-OF-WAY LINE NORTH 89°59'08" WEST 60.00 FEET; THENCE NORTH
00°00'51" EAST 925.00 FEET; THENCE SOUTH 89°59'08" EAST 60.00 FEET TO THE WEST
BOUNDARY LINE OF LOT 1 LEGACY STORAGE SUBDIVISION; THENCE ALONG THE WEST LINE
OF SAID LOT 1 AND ITS CONTINUATION SOUTH 00°00'52" WEST 925.00 FEET TO SAID NORTH
RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING. AS SHOWN IN EASEMENT AGREEMENT
RECORDED 02/28/2024 AS ENTRY NO. 3562195, IN BOOK 8448, PAGE
605, RECORDS OF DAVIS COUNTY, UTAH.

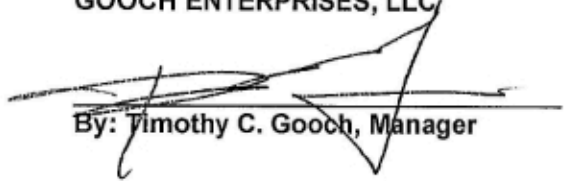
14-603-0001 & 14-603-0003

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not
delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of
Record or enforceable in law or equity.

ACCOMMODATION RECORDING ONLY
LINCOLN TITLE INSURANCE AGENCY, INC.
MAKES NO REPRESENTATION AS TO CONDITION
OF TITLE, NOR DOES IT ASSUME ANY
RESPONSIBILITY FOR VALIDITY, SUFFICIENCY
OR AFFECT OF DOCUMENT.

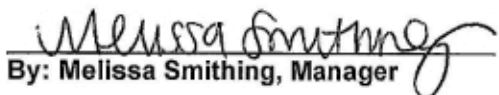
WITNESS, the hand(s) of said grantor(s), this 28 day of February, 2024.

GOOCH ENTERPRISES, LLC


By: Timothy C. Gooch, Manager

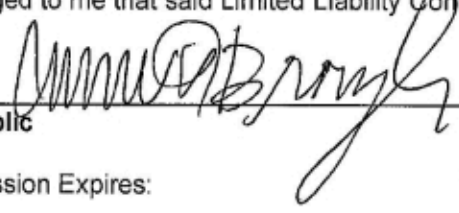
KS3 ENTERPRISES, LLC


By: Braden Smithing, Manager


By: Melissa Smithing, Manager

STATE OF UTAH)
COUNTY OF Weber :SS)

On the 28 day of February, 2024, personally appeared before me Timothy C. Gooch, who did say that he is the Manager of Gooch Enterprises, LLC, that the foregoing instrument was signed on behalf of said Limited Liability Company by authority of Timothy C. Gooch and he duly acknowledged to me that said Limited Liability Company executed the same.



Notary Public

My Commission Expires:

Residing at:



STATE OF UTAH)
)
COUNTY OF Weber :SS)

On the 28 day of February, 2024, personally appeared before me Braden Smithing and Melissa Smithing, who did say that they are the Managers of KS3 Enterprises, LLC, that the foregoing instrument was signed on behalf of said Limited Liability Company by authority of Braden Smithing and Melissa Smithing and they duly acknowledged to me that said Limited Liability Company executed the same.

Carrie L. Brough
Notary Public

My Commission Expires:

Residing at:

