

AFTER RECORDING RETURN TO:
Brigham City Recorder
20 North Main
Brigham City UT 84302

03-113-0054 < 03-113-0077, 0078

153121-JJP

WARRANTY DEED

Leroy M. Kapp, Trustee of the Leroy M. Kapp Trust dated February 8, 2000, GRANTOR
of Ogden, County of Weber, State of Utah, hereby warrants and conveys to:

BRIGHAM CITY CORPORATION GRANTEE
of Brigham City, County of Box Elder, State of Utah
for the sum of ten dollars and other good and valuable consideration, the following described tract of land
in Box Elder County, State of Utah:

See Exhibit "A" attached hereto and made apart hereof

Parcel No.: 03-113-0054

Subject to easements, restrictions, encumbrances, and rights-of-way of record:

Witness, the hand of said Grantor(s) this 03 day of March, 2022

The Leroy M. Kapp Trust dated
February 8, 2000

L. M. Kapp Trustee
Leroy M. Kapp, Trustee

STATE OF UTAH)
: ss
COUNTY OF BOX ELDER)

On the 03 day of March, 2022, personally appeared before me **Leroy M. Kapp**, Trustee of the Leroy M. Kapp Trust dated February 8, 2000, who duly acknowledge to me that he executed the same.

Brandi Davenport

NOTARY PUBLIC

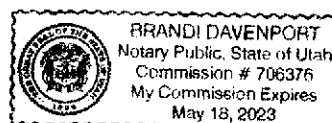


EXHIBIT "A"

03-113-0077

Parcel No.: 03-113-0054

A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF TK SECURE STORAGE OF BRIGHAM CITY LLC PROPERTY, TAX ID. NO. 03-113-0059 BEING A POINT ON THE NORTH BOUNDARY LINE OF THE LEROY M. KAPP TTEE PROPERTY, TAX ID. NO. 03-113-0054, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF K.E.F. SUBDIVISION FILED AS ENTRY NO. 86302 IN THE FILES OF THE BOX ELDER COUNTY RECORDER LOCATED 2419.57 FEET NORTH 89°51'10" WEST ALONG THE NORTH LINE OF SAID SECTION 23 TO THE EAST RIGHT-OF-WAY LINE OF 1000 WEST STREET AND 574.36 FEET SOUTH 00°03'01" WEST TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF 100 SOUTH STREET AND 126.61 FEET SOUTH 88°59'04" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE AND 35.00 FEET SOUTH 00°23'34" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23;

RUNNING THENCE SOUTH 89°22'00" EAST 319.73 FEET TO THE NORTHEAST CORNER OF SAID LEROY M. KAPP TTEE PROPERTY; THENCE SOUTH 03°51'04" EAST 35.11 FEET ALONG THE EAST BOUNDARY LINE OF SAID LEROY M. KAPP TTEE PROPERTY TO THE NORTHWEST CORNER OF THE D&D STORAGE PROPERTY, TAX ID. NO. 03-113-0037; THENCE NORTH 89° 22'00" WEST 322.32 FEET; THENCE NORTH 88°59'04' WEST 186.19 FEET TO THE PROJECTION OF THE WEST RIGHT-OF-WAY LINE OF 1000 WEST STREET; THENCE NORTH 00°03'01" EAST 35.01 FEET ALONG SAID PROJECTION TO THE SOUTH BOUNDARY LINE OF SAID K.E.B. SUBDIVISION; THENCE SOUTH 88°59'04" EAST 186.40 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE POINT OF BEGINNING. CONTAINING 17,756 SQUARE FEET OR 0.408 ACRES.