

ENT 66134:2015 PG 1 of 2
Jeffery Smith
Utah County Recorder
2015 Jul 22 04:57 PM FEE 13.00 BY SS
RECORDED FOR Pro-Title and Escrow, Inc.
ELECTRONICALLY RECORDED

Send Tax Notices to:
Freeway Storage Sheds, LLC
575 North State Road 198
Santaquin UT 84655

PTE- 30981-T

QUITCLAIM DEED

Alfred Duane Johnson and Sara-Ruth Johnson Family Trust with Alfred Duane Johnson and Sara-Ruth Johnson as Trustees

Grantor, County of Utah, State of Utah, hereby QUITCLAIMS to

Freeway Storage Sheds, LLC

Grantee, County of Utah, State of Utah, for the sum of

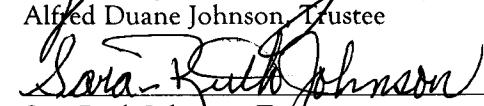
- TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS -

the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

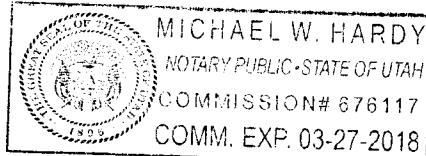
SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2015 AND THEREAFTER.

Dated: July 22nd, 2015


Alfred Duane Johnson, Trustee

Sara-Ruth Johnson, Trustee

STATE OF UTAH)
)
County of Utah)

On this 22nd day of July, 2015, personally appeared before me Alfred Duane Johnson and Sara-Ruth Johnson Family Trust with Alfred Duane Johnson and Sara-Ruth Johnson as Trustees, who was proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to on this instrument, and acknowledged to me they executed the same.




Michael W. Hardy
Notary Public

EXHIBIT "A"

Beginning at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 89 deg 19' 58" West 11.75 feet along the 1/16 section line to the East line of the Freeway Storage Sheds, LLC parcel; thence South 00 deg 38' 50" East 28.00 feet; thence North 89 deg 19' 58" East 599.77 feet to the Westerly ROW line of the Highway; thence North 56 deg 46' 26" East 52.03 feet to the North line of said quarter; thence South 89 deg 19' 58" West 631.87 feet to the point of beginning. (Being a portion of Tax Serial No. 30:091:0013)

The Grantors retain a right-of-way easement for access by themselves and their heirs and assigns to use this land for access to the highway from their remaining property. A minimum six feet high chain link fence will be installed by the Grantees or their assigns along the south boundary of the above property, and will be completed not later than thirty five days after completion of the road. Included in the fence will be a twelve feet wide access gate for use of the Grantors and their heirs and assigns. The gate will be installed at a location to be determined by the Grantors.

In lieu of construction of a retaining wall, the Grantees or their assigns may slope the land from the south boundary of the above described property to eight feet south of the boundary line wherever a retaining wall might otherwise be needed