

When recorded mail to (Tax Mailing Address):

Grantee
748 W. Heritage Park Blvd., Ste 203
Layton, UT 84041
MTC File No. 293192

SPECIAL WARRANTY DEED

Pamela Crowther, as to a 4.41196% undivided interest, Tera Lucky, as to a 15.93134% undivided interest, Samuel Crowther, as to a 15.93134% undivided interest, David Crowther, as to a 15.93134% undivided interest, Rebecca Whittaker, as to a 15.93134% undivided interest, Ann Crowther, as to a 15.93134% undivided interest, and Idena Ward, as to a 15.93134% undivided interest, all as tenants in common, GRANTORS for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the grantor to

Cedar Storage Partners, LLC, a Utah limited liability company,

as GRANTEE(S), the following described real property situated in Iron County, State of Utah, to-wit:

PARCEL 1: [B-0010-0014-0000]

BEGINNING SOUTH 89°24'27" WEST 961.67 FEET ALONG THE 1/16 SECTION LINE FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°42'27" EAST 119.28 FEET; THENCE SOUTH 89°24'27" WEST 7.42 FEET; THENCE NORTH 1°21'17" EAST 124.79 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 89°56'45" EAST 203.57 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 89°24'27" EAST 332.22 FEET; THENCE SOUTH 0°20'27" WEST 829.31 FEET; THENCE SOUTH 0°42'27" WEST 32.30 FEET; THENCE SOUTH 83°15'40" WEST 153.10 FEET ALONG THE NORTHERLY LINE OF AN EXISTING RAILROAD RIGHT OF WAY; THENCE SOUTH 89°24'27" WEST 333.31 FEET; THENCE NORTH 0°42'27" EAST 489.69 FEET; THENCE SOUTH 89°24'27" WEST 49.97 FEET; THENCE NORTH 0°42'27" EAST 148.76 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY TYING WITHIN INDUSTRIAL ROAD.

PARCEL 2: [B-1237-0003-0000]

BEGINNING SOUTH 89°24'27" WEST, 1531.59 FEET ALONG THE 1/16 SECTION LINE AND NORTH 0°17'24" WEST, 353.49 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°24'27" WEST, 192.17 FEET TO THE EASTERLY RIGHT OF WAY OF A 50.00 FOOT ROADWAY; THENCE ALONG SAID RIGHT OF WAY NORTH 0°17'27" WEST 264.92 FEET; THENCE NORTH 89°24'27" EAST 48.49 FEET; THENCE SOUTH 0°17'27" EAST 19.10 FEET; THENCE NORTH 89°24'27" EAST 143.68 FEET; THENCE SOUTH 0°17'27" EAST 245.82 FEET TO THE POINT OF BEGINNING.

ALSO

BEGINNING SOUTH 89°24'27" WEST, 1531.59 FEET ALONG THE 1/16 SECTION LINE AND NORTH 0°17'27" WEST, 80.18 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°24'27" WEST, 192.17 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF A 50 FOOT CITY ROADWAY; THENCE ALONG SAID ROADWAY NORTH 0°17'27" WEST 273.31 FEET; THENCE NORTH 89°24'27" EAST, 192.17 FEET; THENCE SOUTH 0°17'27" EAST, 273.31 FEET TO THE POINT OF BEGINNING.

PARCEL 3: [B-1236-0000-0000]

BEGINNING SOUTH 89°22'36" WEST, 1883.25 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°17'27" EAST, 668.58 FEET; THENCE SOUTH 89°22'36" WEST, 214.50 FEET; THENCE NORTH 57°11'34" WEST, 310.28 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT, HAVING A RADIUS OF 22798.32 FEET AND A CENTRAL ANGLE OF 1°35'47" (RADIUS POINT BEARS SOUTH 78°28'42" EAST); THENCE ALONG THE ARC OF A SAID CURVE 635.23 FEET; THENCE NORTH 89°22'36" EAST, 328.36 FEET; THENCE SOUTH 0°17'27" EAST, 121.44 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE NORTH 89°22'36" EAST, 7.39 FEET TO THE POINT OF BEGINNING.

PARCEL 4: [B-1242-0000-0000]

BEGINNING AT A POINT SOUTH 89°24'27" WEST 2083.51 FEET AND NORTH 0°28'29" WEST 368.90 FEET FROM THE NORTHEAST CORNER

OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°17'27" WEST 50 FEET; THENCE SOUTH 89°24'27" WEST 250.30 FEET; THENCE SOUTH 0°16'33" EAST 504.62 FEET; THENCE NORTH 88°55'19" EAST 170.74 FEET; THENCE NORTH 0°16'33" WEST 164.42 FEET; THENCE NORTH 89°24'27" EAST 79.65 FEET, MORE OR LESS TO THE EAST LINE OF THE GRANTORS LAND; THENCE NORTH 0°17'27" WEST 288.75 FEET TO THE POINT OF BEGINNING.

PARCEL 5: [B-1239-0000-0000]

BEGINNING SOUTH 89°24'27" WEST 1531.59 FEET, ALONG THE 1/16 SECTION LINE AND NORTH 0°17'27" WEST 353.49 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°24'27" WEST 424.28 FEET TO TRUE POINT OF BEGINNING; THENCE SOUTH 89°24'27" WEST 128.64 FEET, NORTH 0°34'25" EAST 323.00 FEET; THENCE SOUTH 45°51'52" EAST 66.00 FEET; THENCE SOUTH 89°46'39" EAST 82.69 FEET; THENCE SOUTH 0°17'27" EAST 275.63 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 6: [B-1214-0002-0000]

BEGINNING SOUTH 89°22'36" WEST, 1773.70 FEET ALONG THE SECTION LINE AND SOUTH 0°17'27" EAST, 516.50 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 0°17'27" EAST, 160.00 FEET; THENCE SOUTH 89°22'36" WEST, 109.55 FEET; THENCE NORTH 0°17'27" WEST, 160.00 FEET; THENCE NORTH 89°22'36" EAST, 109.55 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. B-0010-0014-0000, B-1237-0003-0000, B-1236-0000-0000, B-1242-0000-0000, B-1239-0000-0000, B-1214-0002-0000

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

Further, the GRANTORS Quit Claim to the GRANTEE any and all interest in and to any and all gaps, gores, and overlaps between the above-described property and abutting properties.

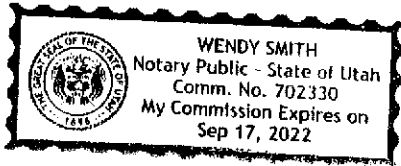
In witness whereof, the grantors have executed this 24 day of August, 2020.

Pamela S Crowther
Pamela Crowther

STATE OF Utah)
) :SS
COUNTY OF Iron)

The foregoing instrument was acknowledged before me this 24 day of August, 2020, by Pamela Crowther, as to a 4.41196% undivided interest.

Wendy Smith
Notary Public



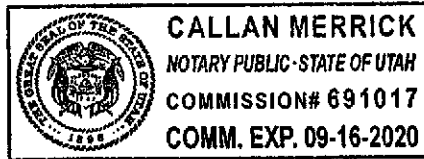
In witness whereof, the grantors have executed this instrument this 24th day of August, 2020.

Tera Lucky
Tera Lucky

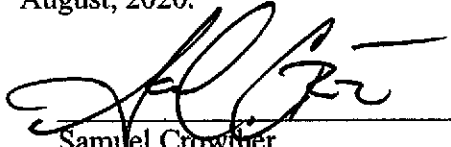
STATE OF Utah)
COUNTY OF Salt Lake) :SS

The foregoing instrument was acknowledged before me this 24 day of August, 2020, by Tera Lucky, as to a 15.93134% undivided interest.

Callan Merrick
Notary Public




In witness whereof, the grantors have executed this instrument this 24 day of August, 2020.



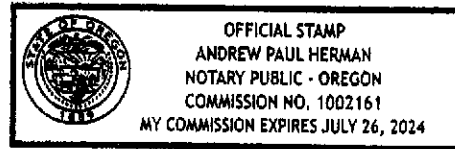
Samuel Crowther

STATE OF Oregon)
COUNTY OF Jackson)
:ss

The foregoing instrument was acknowledged before me this 24 day of August, 2020, by Samuel Crowther, as to a 15.93134% undivided interest.



Notary Public



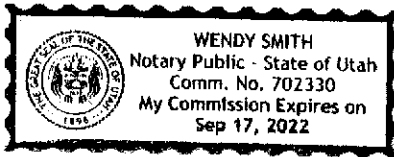
In witness whereof, the grantors have executed this 27 day of August, 2020.

David Crowther
David Crowther

STATE OF Utah)
 :SS
COUNTY OF Iron)

The foregoing instrument was acknowledged before me this 27 day of August, 2020, by David Crowther, as to a 15.93134% undivided interest.

Wendy Smith
Notary Public



In witness whereof, the grantors have executed this instrument this 24 day of August, 2020.

Rebecca Whittaker
Rebecca Whittaker

STATE OF UTAH)
)
:SS
COUNTY OF IRON)

The foregoing instrument was acknowledged before me this 24 day of August, 2020, by Rebecca Whittaker, as to a 15.93134% undivided interest.

Patricia M. Chaplin
Notary Public



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On 08/25/2020 before me, Nicholas Manuel Rodriguez Jr., Notary Public
(insert name and title of the officer)

personally appeared Ann Crowther
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

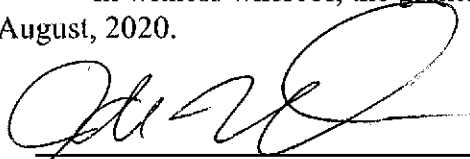
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Nicholas Manuel Rodriguez Jr. (Seal)

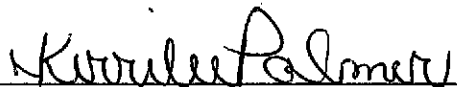
In witness whereof, the grantors have executed this 20th day of August, 2020.



Idena Ward

STATE OF UTAH)
 :SS
COUNTY OF CACHE)

The foregoing instrument was acknowledged before me this 20th day of August, 2020, by Idena Ward, as to a 15.93134% undivided interest.



Notary Public

