

00804858 B: 1642 P: 199

B: 1642 P: 199 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 5

05/08/2023 02:38:34 PM By: COTTONWOOD TITLE INSURANCE AGENCY,

**QUITCLAIM DEED
CEDAR STORAGE**

WHEN RECORDED RETURN TO:

Checketts Law, Inc.
c/o Tom Checketts
182 South 1950 East
Layton, UT 84040

Affects Tax Parcel IDs: B-1214-0000-0000; B-1214-0002-0000; and B-1236-0000-0000

B-1237-0003-0000

THIS QUITCLAIM DEED IS BEING RECORDED TO CORRECT THE BOUNDARY LINES OF THE SMITH PROPERTY, AS DEFINED BELOW.

- A. The Wayne A. Smith Limited Partnership owns tax parcel B-1214-0000-0000 (the "Smith Property").
- B. Cedar Storage Partners, LLC, owns tax parcels B-1214-0002-0000; and B-1236-0000-0000 (the "Storage Property").
- C. The Smith Property and the Storage Property are adjacent to each other.

The Wayne A. Smith Limited Partnership of Iron County, Utah and Cedar Storage Partners, LLC, of Davis County, Utah, hereby quitclaim to Cedar Storage Partners, LLC, grantee, of 748 W. Heritage Park Blvd. Layton, UT, 84041, for the sum of \$10, the following described tract of land in Iron County, Utah:

SEE EXHIBIT A.

(Signatures on the next page.)

Smith signs and agrees to this Quitclaim Deed.

WAYNE A. SMITH LIMITED PARTNERSHIP

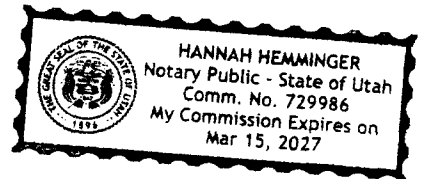
Wayne A. Smith
Wayne A. Smith

Maria S. Smith
Maria S. Smith

State of Utah)
 SS
County of Iron)

Subscribed and sworn to before me on this 4 day of May, 2023, by Maria S. Smith and Wayne A. Smith who acknowledged that they signed this Quitclaim Deed for and on behalf of the Wayne A. Smith Limited Partnership.

Witness my official hand and seal.



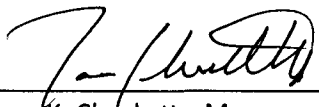
Hannah Hemminger
(Notary signature.)

Cedar Storage signs and agrees to this Quitclaim Deed.

CEDAR STORAGE PARTNERS, LLC



Kevin S. Garn, Manager

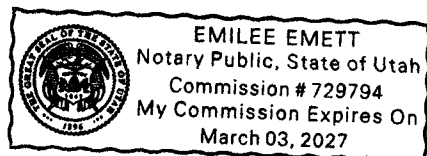


Thomas K. Checketts, Manager

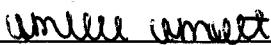
State of Utah)

County of ^{DAVIS} ~~Iron~~)

Subscribed and sworn to before me on this 5th day of May, 2023, by Kevin S. Garn and Thomas K. Checketts who acknowledged that they signed this Quitclaim Deed for and on behalf of the Cedar Storage Partners, LLC.



Witness my official hand and seal.



(notary signature.)

EXHIBIT A
The Cedar Storage Partners Property

B-1236-0000-0000

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°22'36"E, ALONG THE SECTION LINE, 784.11 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SECTION LINE AND RUNNING S00°17'27"E, 668.57 FEET; THENCE S89°22'36"W, 214.50 FEET; THENCE N57°11'34"W, 310.28 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE-15; SAID POINT ALSO BEING LOCATED ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,798.32 FEET, AND A CENTRAL ANGLE OF 01°35'47". (RADIAL LINE BEARS S78°28'42"E); THENCE NORTHERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE, 635.23 FEET; THENCE DEPARTING SAID LINE AND RUNNING N89°22'36"E, 335.75 FEET; THENCE S00°17'27"E, 121.45 FEET TO THE POINT OF BEGINNING. CONTAINING 7.13 ACRES.

B-1214-0002-0000

BEGINNING S89°22'36"W, 1,773.70 FEET ALONG THE SECTION LINE AND S00°17'27"E, 516.50 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°17'27"E, 160.00 FEET; THENCE S89°22'36"W, 109.55 FEET; THENCE N00°17'27"W, 160.00 FEET; THENCE N89°22'36"E, 109.55 FEET TO THE POINT OF BEGINNING. CONTAINING 0.40 ACRES.

TOGETHER WITH AN INGRESS AND EGRESS ACCESS EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°22'36"E, ALONG THE SECTION LINE, 893.66 FEET; THENCE DEPARTING SAID SECTION LINE AND RUNNING S00°17'27"E, 673.98 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE NORTHWEST CORNER OF 935 WEST STREET; THENCE DEPARTING SAID CORNER AND RUNNING N00°17'27"W, ALONG THE EAST LINE OF IRON COUNTY TAX PARCEL B-1214-0002-0000, 40.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N89°42'33"E, 50.00 FEET; THENCE S00°17'27"E, 40.00 FEET TO THE NORTHEAST CORNER OF SAID 935 WEST STREET; THENCE S89°42'33"W, ALONG THE NORTH LINE OF SAID STREET, 50.00 FEET TO THE POINT OF BEGINNING.

B-1237-0003-0000

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°22'36"E, ALONG THE SECTION LINE, 943.66 FEET; THENCE DEPARTING SAID SECTION LINE AND RUNNING S00°17'27"E, 706.88 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 935 WEST STREET; THENCE DEPARTING SAID LINE AND RUNNING N89°35'57"E, 199.70 FEET; THENCE S01°56'49"W, 150.96 FEET TO THE NORTHWEST CORNER OF IRON COUNTY TAX PARCEL B-1227-0000-0000; THENCE DEPARTING SAID CORNER AND RUNNING N90°00'00"W, 1.64 FEET TO A POINT LOCATED ON THE EAST LINE OF IRON COUNTY TAX PARCEL B-1237-0003-0000; THENCE S00°17'27"E, ALONG SAID LINE, 387.79 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE S89°24'27"W, ALONG THE SOUTH LINE OF SAID PARCEL, 192.17 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 935 WEST STREET; THENCE N00°17'27"W, ALONG THE WEST LINE OF SAID PARCEL AND ALONG SAID RIGHT-OF-WAY LINE, 539.26 FEET TO THE POINT OF BEGINNING. CONTAINING 2.39 ACRES.