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B: 1642 P: 204 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

SMITH

WHEN RECORDED RETURN TO:

Wayne A. Smith Family Limited Partnership
c/o Maria and Wayne Smith
785 S St. James Place
Cedar City, UT 84720

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

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

- A. The Wayne A. Smith Family Limited Partnership ("Smith") owns tax parcel B-1214-0000-0000 (the "Smith Property").
- B. Cedar Storage Partners, LLC, ("Cedar Storage") 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 Family Limited Partnership of Iron County, Utah and Cedar Storage Partners, LLC, of Davis County, Utah, hereby quitclaim to Wayne A. Smith Family Limited Partnership, grantee, of 785 S. St. James Place, Cedar City, UT 84720, 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

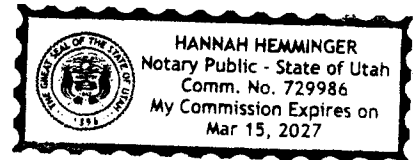

Wayne A. Smith

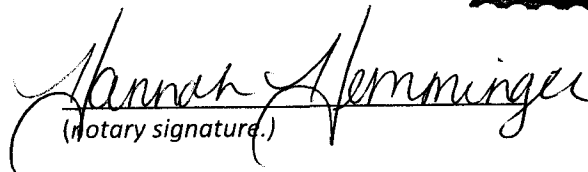

Maria S. Smith

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.



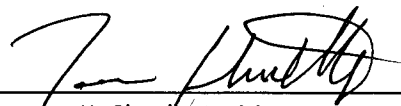

(Notary signature.)

Cedar Storage signs and agrees to this Quitclaim Deed.

CEDAR STORAGE PARTNERS, LLC



Kevin S. Garn, Manager

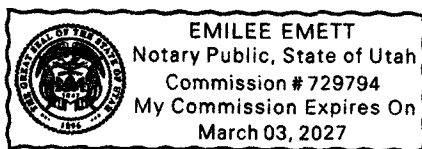


Thomas K. Checketts, Manager


State of Utah)

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

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 Smith Property

B-1214-0000-0000

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 N00°17'27"W, 121.45 FEET TO A POINT LOCATED ON THE SOUTH LINE OF IRON COUNTY TAX PARCEL B-1294-0003-0000; THENCE ALONG SAID SOUTH PARCEL LINE THE FOLLOWING TWO (2) COURSES: N89°22'36"E, 390.01 FEET; THENCE S65°38'47"E, 76.62 FEET TO A POINT LOCATED ON THE NORTHERLY PROJECTION OF THE WEST LINE OF IRON COUNTY TAX PARCEL B-1215-0000-0000; THENCE S00°37'24"E, ALONG SAID PROJECTION AND WEST LINE OF SAID PARCEL, 725.13 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE S87°02'27"E, ALONG THE SOUTH LINE OF SAID PARCEL, 155.00 FEET TO THE NORTHERLY PROJECTION OF THE WEST LINE OF IRON COUNTY TAX PARCEL B-1219-0002-0000; THENCE S00°59'47"W, ALONG SAID PROJECTION AND THE WEST LINE OF SAID PARCEL, 50.19 FEET TO THE NORTHWEST CORNER OF IRON COUNTY TAX PARCEL B-1219-0001-0000; THENCE S00°54'21"W, ALONG THE WEST LINE OF SAID PARCEL, 175.47 FEET TO AN ANGLE POINT IN SAID PARCEL; SAID POINT ALSO BEING AN EXISTING WOOD FENCE CORNER WITH A WATSON ENGINEERING MAG NAIL AND WASHER ATOP SAID WOOD POST; THENCE DEPARTING SAID CORNER AND RUNNING ALONG THE EASTERLY PROJECTION OF, AND THE NORTH LINE OF IRON COUNTY TAX PARCEL B-1227-0000-0000 THE FOLLOWING THREE (3) COURSES: N90°00'00"W, 41.91 FEET; THENCE N00°00'00"E, 10.00 FEET; THENCE N90°00'00"W, 218.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE DEPARTING SAID CORNER AND RUNNING N01°56'49"E, 150.96 FEET; THENCE S89°35'57"W, 199.70 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 935 WEST STREET; THENCE N00°17'27"W, ALONG SAID LINE, 32.61 FEET TO THE NORTHEAST CORNER OF SAID STREET; THENCE S89°42'33"W, ALONG THE NORTH LINE OF SAID STREET, 50.00 FEET TO THE NORTHWEST CORNER OF SAID STREET AND A POINT LOCATED ON THE EAST LINE OF IRON COUNTY TAX PARCEL B-1214-0002-0000; THENCE N00°17'27"W, ALONG SAID LINE, 157.48 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S89°22'36"W, ALONG THE NORTH LINE OF SAID PARCEL, 109.55 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND A POINT LOCATED ON THE EAST LINE OF IRON COUNTY TAX PARCEL B-1236-0000-0000; THENCE N00°17'27"W, ALONG SAID LINE, 516.50 FEET TO THE POINT OF BEGINNING. CONTAINING 9.40 ACRES.

GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC INGRESS AND EGRESS ACCESS EASEMENT FOR THE USE OF THE PUBLIC FOR THE BENEFIT OF IRON COUNTY TAX PARCEL B-1214-0002-0000, ACCORDING TO THE PROVISIONS OF UTAH STATE CODE SECTION: 54-3-27 WHICH DEFINES EASEMENTS AND THE RIGHTS TO WHICH EASEMENTS MAY BE USED.

THIS PUBLIC INGRESS AND EGRESS ACCESS EASEMENT DEDICATED HEREIN IS 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.