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B: 1644 P: 272 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 4

05/26/2023 04:33:40 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Send Tax Notices to:

State Storage Group LLC
228 Park Ave S, Suite 85473
New York, NY 10003

APN: B-0010-0001-0001-11; B-0010-0001-0001-16 & B-0026-0002-0000

166157-CAF

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, that Cedar Shops Partners, LLC, a Utah limited liability company (“**Grantor**”), does hereby CONVEY AND WARRANT against all those claiming by, through or under Grantor, and to no other, to Utah Built LLC, a Utah limited liability company (“**Grantee**”), and its successors and assigns, FOREVER, the real property and all improvements thereon, located in Iron County, in the State of Utah (herein called the “**Property**”) and legally described on Exhibit A, attached hereto and made a part hereof, together with all the building, structures, and other improvements thereon and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is SUBJECT TO (i) property taxes for the year 2023 and thereafter, (ii) all reservations in patents, deed restrictions, easements, rights of way, covenants, conditions, restrictions, encroachments, liens and encumbrances of record, and (iii) any zoning and other governmental restrictions applicable to the Property.

(end of text- signatures attached)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 28th day of April, 2023.

CEDAR SHOPS PARTNERS, LLC,
a Utah limited liability company

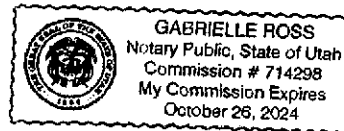
By: [Signature]
Print Name: Kevin S. Garn
Title: Manager

By: [Signature]
Print Name: Thomas K. Checketts
Title: Manager

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 28th day of April 2023 by Kevin S. Garn, the Manager of Cedar Storage Partners, LLC, who executed the same in the authorized capacity indicated.

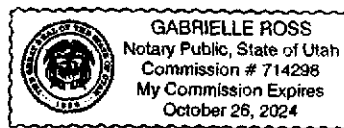
[Signature]
NOTARY PUBLIC



STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 1st day of May 2023 by Thomas K. Checketts, the Manager of Cedar Storage Partners, LLC, who executed the same in the authorized capacity indicated.

[Signature]
NOTARY PUBLIC



**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, OLD FIELD INDUSTRIAL PARK SUBDIVISION; THENCE S00°42'27"W. ALONG THE EAST LINE OF SAID LOT AND ITS SOUTHERLY PROJECTION, 98.41 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF INDUSTRIAL ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: S83°12'32"W, 160.89 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 5,620.05 FEET, AND A CENTRAL ANGLE OF 01°05'56"; THENCE WESTERLY ALONG SAID CURVE, 107.79 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 95°13'32"; THENCE NORTHWESTERLY ALONG SAID CURVE, 24.93 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 800 WEST STREET; THENCE N00°29'00"W, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 16, 111.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE N89°31'00"E, ALONG THE NORTH LINE OF SAID LOT, 285.56 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE NORTH LINE OF 400 NORTH STREET WHICH BEARS S72°55'01"W, 1,115.54 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°41'36"E, ALONG THE NORTH LINE OF 400 NORTH STREET 160.23 FEET TO THE EXISTING WEST LINE OF 700 WEST STREET; THENCE N00°25'24"W, 65.98 FEET ALONG SAID STREET LINE; THENCE S89°41'36"W, 160.35 FEET; THENCE S00°31'39"E, 65.98 FEET TO THE POINT OF BEGINNING.


PARCEL 3:

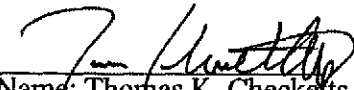
ALL OF LOT 11, OLD FIELD INDUSTRIAL PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE IRON COUNTY RECORDER ON APRIL 8, 1991 AS ENTRY NO. 305640 IN BOOK 429 AT PAGE 268.

Tax Id No.: B-0010-0001-0001-16, B-0026-0002-0000 and B-0010-0001-0001-11

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the _____ day of _____, 2023.

CEDAR SHOPS PARTNERS, LLC,
a Utah limited liability company

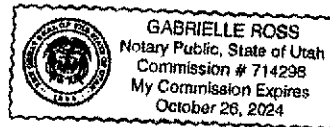
By: 
Print Name: Kevin S. Garn
Title: Manager

By: 
Print Name: Thomas K. Checketts
Title: Manager

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 29th day of April 2023 by Kevin S. Garn, the Manager of Cedar Storage Partners, LLC, who executed the same in the authorized capacity indicated.


NOTARY PUBLIC



STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 1st day of MAY 2023 by Thomas K. Checketts, the Manager of Cedar Storage Partners, LLC, who executed the same in the authorized capacity indicated.


NOTARY PUBLIC

