



ENT 87704:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 13 09:51 AM FEE 40.00 BY LM
RECORDED FOR Trident Title Insurance Age
ELECTRONICALLY RECORDED

Prepared By Trident Title Insurance
Agency, LLC
100869-23

After Recording Mail Tax Notice To:
368 E Riverside Dr. Suite 3A
St. George UT 84790

Space Above This Line for Recorder's Use

WARRANTY DEED

Matt Stewart and Craig Cloward, Successor Trustees of The Burke and Dorothy Cloward Family Trust Dated The 16th of April 2007

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by

ALO Storage Provo, LLC, a Utah Limited Liability Company

GRANTEE(S), of 373 East 900 South, Provo, UT 84606

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND
MADE A PART HEREOF.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Tax Serial No. 22-023-0041

Witness our hands on 11 day of December, 2024

Grantor:

The Burke and Dorothy Cloward Family Trust Dated The 16th of April 2007

By: [Signature]
Matt Stewart, Successor Trustee

By: [Signature]
Craig Cloward, Successor Trustee

STATE OF UTAH
COUNTY OF UTAH

On this ^{11th}~~16th~~ day of December, 2024, before me Brian Carter, a notary public, personally appeared Matt Stewart and Craig Cloward, Successor Trustees of The Burke and Dorothy Cloward Family Trust Dated The 16th of April 2007, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]
Notary Public

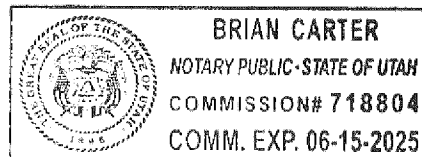


EXHIBIT A

Commencing South 863.310 feet and East 1094.890 feet from the West quarter corner of Section 7, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00° 01' 22" East 205.00 feet; thence South 89° 36' 28" West 10.00 feet; thence North 00° 01' 22" East 326.752 feet to the south line of railroad right-of way; thence South 50° 16' 46" East 14.241 feet; thence southeasterly on a curve to the right having a radius of 3117.88 feet a distance; of 259.725 feet (chord bears South 51° 22' 22" East 259.85 feet) along said right-of way; thence South 00° 01' 48" East 159.900 feet; thence South 89° 41' 40" West 2.523 feet; thence South 00° 01' 48" East 199.210 feet; thence South 89° 36' 28" West 201.680 feet to the place of beginning.

(Tax Serial 22:023:0041)

Less and excepting that portion of land conveyed to UTAH TRANSIT AUTHORITY a public transit district organized and existing pursuant to Utah law, Grantee, executed July 9, 2009 and Recorded August 24, 2009 as entry no. 92511:2009, as described within the next two descriptions as:

Beginning at a point on the West right of way line of the union pacific railroad and at the Northwest corner of the grantor's property, said point being South 01° 03' 26" East 357.93 feet along the Section line and North 88° 56' 34" East 1090.24 feet from the West quarter corner of said section 7; thence 275.10 feet along the arc of a 2831.93 foot radius curve to the right, chord bears South 51° 04' 54" East 275.00 feet, through a central angle of 05° 33' 57" along said railroad right of way to the Northeast corner of the grantor's property; thence South 00° 01' 48" East 44.41 feet along the East line of the grantor's property; thence North 50° 24' 07" West 160.92 feet; thence North 50° 07' 45" West 48.23 feet; thence 68.27 feet along the arc of a 2518.00 foot radius curve to the Left, chord bears North 50° 54' 22" West 68.27 feet, through a central angle of 01° 33' 13" to the West line of the grantor's property; thence North 00° 01' 22" East 40.63 feet along said west line to the point of beginning.

Together with:

Beginning at a point on the westerly right of way line of the union pacific railroad and at the Northwest corner of the grantor's property, said point being North 01° 03' 26" West 2384.53 feet along the Section line and North 88° 56' 34" East 976.47 feet from the Southwest corner of said Section 7; thence 140.24 feet along the arc of a 2831.93 foot radius curve to the right, chord bears South 55° 17' 00" East 140.22 feet, through a central angle of 02° 50' 14" along said railroad right of way to the Northeast corner of the grantor's property; thence South 00° 01' 22" West 40.63 feet along the east line of the grantor's property; thence 143.58 feet along the arc of a 2518.00 foot radius curve to the left, chord bears North 53° 18' 59" West 143.56 feet, through a central angle of 03° 16' 02" to the west line of the grantor's property; thence North 00° 11' 39" West 34.73 feet along said west line to the point of beginning.