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4/8/2021 3:34:00 PM \$40.00
Book - 11153 Pg - 3088-3091
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

AFTER RECORDING, RETURN TO:
First American Title Insurance Company
10011 S. Centennial Parkway #340
Sandy, UT 84070

Reference Number: ZFN-3272099 AA Alpine Self Storage_Rescission



RESCISSION AND NOTICE OF ERRONEOUS RECORDATION

First American Title Insurance Company authorized to do business in the State of Utah, has inadvertently and mistakenly recorded a Full Reconveyance in regards to a Trust Deed recorded 4/29/2019, executed by AA Alpine Self Storage - West Valley City, LLC a Utah limited liability company, as Trustor(s) in which Zions Bancorporation, N.A. dba Zions First National Bank, successor by name change of Zions First National Bank is named as Beneficiary, and recorded as Instrument No. 12977476 in Book 10775 Page 835, and describes real property situated in Salt Lake County, State of Utah, as follows:

Legal Description:

See attached Exhibit A

Tax Id: 14-26-476-022; 14-26-476-023; 14-26-476-035; 14-26-476-011; 14-26-476-024; 14-26-476-031; 14-26476-034

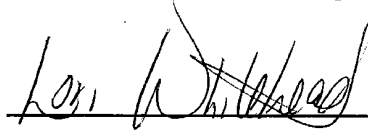
On 03/04/2021, First American Title Insurance Company, recorded a Full Reconveyance in error. Said Full Reconveyance was recorded 03/04/2021, as Instrument No. 13586524 in Book 11130 Page 2137 of Official Records of Salt Lake County.

The obligation secured by said Trust Deed remains unpaid, a Full Reconveyance was recorded by mistake and inadvertence, and no intervening rights nor reliance upon said Full Reconveyance should exist.

ACCORDINGLY, the original Deed of Trust is deemed to be in full force and effect and enforceable by its terms and conditions.

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereto affixed this 4/8/2021.

First American Title Insurance Company

By: 

Lori Whitehead, Authorized Agent

State of UT
County of Salt Lake

On 4/8/2021, personally appeared before me Lori Whitehead, who being duly sworn, did say that he/she is the Authorized Agent of First American Title Insurance Company, and that said instrument was signed in behalf of said Company.



Courtney Payne - Notary Public
Commission Number: 714517
Commission Expires: 10/5/2024



EXHIBIT A

Tax Parcel #: 14-26-476-022 (Parcel 1)

Tax Parcel #: 14-26-476-023 (Parcel 2)

Tax Parcel #: 14-26-476-035 (Parcel 3)

Tax Parcel #: 14-26-476-011 (Parcel 4)

Tax Parcel #: 14-26-476-024 (Parcel 5)

Tax Parcel #: 14-26-476-031 (Parcel 6)

Tax Parcel #: 14-26-476-034 (Parcel 7)

PARCEL 1 (Retail Shops No. 2):

Beginning at a point which is South 89°59'10" West along the section line 362.50 feet and North 00°09'50" West 628.66 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°50'10" West 135.50 feet; thence North 00°09'50" West 60.00 feet; thence North 89°50'10" East 135.50 feet; thence North 00°09'50" West 7.12 feet; thence North 89°50'10" East 80.00 feet; thence South 00°09'50" East 60.00 feet; thence South 89°50'10" West 49.50 feet; thence South 00°09'50" East 7.12 feet; thence South 89°50'10" West 30.50 feet to the point of beginning.

PARCEL 2 (Retail Shops No. 1):

Beginning at a point which is South 89°59'50" West along the section line 362.50 feet and North 00°09'50" West 360.66 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°50'10" West 137.40 feet; thence North 00°08'47" West 68.00 feet; thence North 89°50'10" East 217.38 feet; thence South 00°09'50" East 72.88 feet; thence South 89°50'10" West 80.00 feet; thence North 00°09'50" West 4.88 feet to the point of beginning.

PARCEL 3 (Retail Shops "C"):

Beginning at a point which is North 00°09'50" West along the section line 786.24 feet and South 89°50'10" West 53.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°50'10" West 110.50 feet; thence South 00°09'50" East 89.50 feet; thence South 89°50'10" West 199.00 feet; thence South 00°09'50" East 7.12 feet; thence South 89°50'10" West 135.50 feet; thence South 00°09'50" East 60.00 feet; thence South 89°50'10" West 155.00 feet; thence North 00°09'50" West 268.70 feet; thence North 89°50'10" East 370.50 feet; thence South 00°09'50" East 60.00 feet; thence North 89°59'10" East 229.50 feet; thence South 00°09'50" East 50.50 feet to the point of beginning.

PARCEL 4 (Retention Pond):

An undivided 66.51% interest in and to the following:

Beginning at a point which is South 89°59'10" West along the section line 653.00 feet and North 00°09'50" West 1346.60 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°59'10" West 237.00 feet; thence North 00°09'50" West 185.30 feet; thence North 89°59'10" East 237.00 feet; thence South 00°09'50" East 185.30 feet to the point of beginning.

PARCEL 5:

Beginning on the West line of 5600 West Street at a point which is North 00°09'50" West along the section line 1346.60 feet and South 89°59'10" West 33.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°59'10" West 620.00 feet; thence North 00°09'50" West 185.30 feet; thence North 89°59'10" East 620.00 feet to the West line of said 5600 West Street; thence South 00°09'50" East along said West line 185.30 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM Parcel 5 the following two (2) tracts:

Beginning at a point North 00°09'50" West along the section line 1346.60 feet and South 89°59'10" West 53.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°59'10" West 110.50 feet; thence North 00°09'50" West 185.30 feet; thence North 89°59'10" East 110.50 feet; thence South 00°09'50" East 185.30 feet to the point of beginning.

Beginning at a point on the West line of 5600 West Street, said point being North 00°09'50" West along the section line 1346.60 feet and South 89°59'10" West 33.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°59'10" West 20.00 feet; thence North 00°09'50" West 185.30 feet; thence North 89°59'10" East 20.00 feet to the West line of 5600 West Street; thence South 00°09'50" East along said West line 185.30 feet to the point of beginning.

PARCEL 6:

Beginning at a point which is South 89°59'10" West along the section line 500.01 feet and North 00°08'47" West 40.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°59'10" West 60.00 feet; thence North 00°08'47" West 323.01 feet; thence South 89°58'47" West 93.10 feet; thence North 00°09'50" West 64.90 feet; thence North 89°50'10" East 40.00 feet; thence South 00°09'50" East 5.00 feet; thence North 89°50'10" East 113.12 feet; thence South 00°08'47" East 383.30 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM Parcel 6 any portion of the following:

Beginning at a point on the West line of 5600 West Street which point is North 00°09'50" West along the section line 354.24 feet and South 89°50'10" West 53.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°59'10" West 170.00 feet; thence North 00°09'50" West 2.50 feet; thence South 89°50'10" West 139.50 feet; thence North 00°09'50" West 4.88 feet; thence South 89°50'10" West 197.40 feet; thence North 00°08'47" West 2.85 feet; thence South 89°58'47" West 131.15 feet; thence South 00°00'50" East 169.50 feet; thence North 89°59'10" East 94.83 feet; thence South 44°56'01" East 52.12 feet; thence South 00°08'47" East 116.60 feet to the North line of 3500 South Street; thence North 89°59'10" East along said North line 60.00 feet; thence North 00°08'47" West 120.30 feet; thence North 89°50'10" East 137.46 feet; thence South 00°09'50" East 120.66 feet to the North line of 3500 South Street; thence North 89°59'10" East along said North line 139.50 feet; thence North 00°09'50" West 183.00 feet; thence North 89°59'10" East 170.00 feet to the West line of 5600 West Street; thence North 00°09'50" West along said West line 131.10 feet to the point of beginning.

PARCEL 7:

Beginning at a point which is North 00°09'50" West along the section line 786.24 feet and South 89°50'10" West 53.00 feet and North 00°09'50" West 50.50 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°59'10" West 229.50 feet; thence North 00°09'50" West 60.00 feet; thence South 89°59'10" West 370.50 feet; thence North 00°09'50" West 450.00 feet; thence North 89°59'10" East 600.00 feet; thence South 00°09'50" East 60.00 feet; thence South 89°59'10" West 110.50 feet; thence South 00°09'50" East 129.50 feet; thence North 89°50'10" East 110.50 feet; thence South 00°09'50" East 320.79 feet to the point of beginning.

PARCEL 8:

Easements, rights and benefits disclosed in that certain Fifth Amendment to and Total Restatement of Declaration of Restrictions and Grant of Easements recorded December 16, 1992 as Entry No. 5396348 in Book 6574 at Page 75 and any and all amendments thereto.