

13130012
11/21/2019 4:04:00 PM \$40.00
Book - 10863 Pg - 2078-2079
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED MAIL TO:
Zions First National Bank

One South Main, Ste 300
Salt Lake City, UT 84133

Tax ID No.: 15-23-328-006-0000

MNT# 71217

DEED OF PARTIAL RECONVEYANCE

ZIONS FIRST NATIONAL BANK, a Utah corporation, as trustee under that certain deed of trust securing the obligations of the Trustor:

Independent Warehouse Alliance LLC

recorded December 10, 2012 as Entry No. 11467535, indexed in Book 10054 at Page 4812, and the Modification Agreement between said Trustor recorded February 3, 2017 as Entry No. 12470348, indexed in Book 10527 at Page 348, of the records of County Recorder of Salt Lake County, pursuant to written request of the beneficiary thereunder, does hereby reconvey to the persons legally entitled thereto, that portion of the trust property now held by it being situate in Salt Lake County, State of Utah, described as follows:

A portion of land situate in the Southwest Quarter of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake County, Utah. The boundaries of said parcel of land is described as follows:

Beginning at a point in the grantor's easterly boundary line, said point is 1316.19 feet North along the section line and 3129.63 feet West and 251.78 feet North 00°33'30" West along said Easterly boundary line from the Southeast Corner of said Section 23, said point is also 1078.77 feet South 00°33'30" East along the monument line of 900 West Street and 1199.98 feet West from a found street monument at the intersection of 2400 South Street and 900 West Street (Note: Basis of Bearing is North 00°32'41" West along the monument line of 900 West Street between the found street monuments at 2400 South Street and 2300 South Street); and running thence South 89°26'30" West 212.34 feet to the grantor's northerly boundary line; thence along said Northerly boundary line the following two (2) courses: 1) North 64°36'38" East 201.92 feet to the beginning of a 750.98 foot radius curve to the left and 2) Northeasterly along the arc of said curve 32.38 feet through a central angle of 02°28'14" (note: chord for said curve bears North 63°22'43" East for a distance of 32.38 feet) to the Northeast corner of the grantor's boundary; thence along said easterly boundary line South 00°33'30" East 99.02 feet to the point of beginning.

Date: 20th day of November, 2019

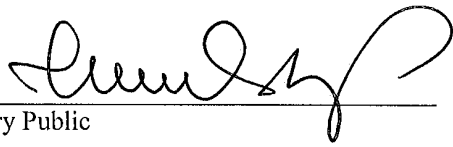
ZIONS FIRST NATIONAL BANK, Trustee

By: 

Jacob Christensen
Its: Vice President

STATE OF Utah County of Salt Lake : ss

On November 20th, 2019 personally appeared before me
Jacob Christman, who being by me duly sworn, did say that such person is
the Vice President of ZIONS FIRST NATIONAL BANK, a Utah Corporation, and that
said instrument was signed on behalf of said Corporation by authority of its by-laws and the said
Deed of Partial Reconveyance acknowledged to me that the said Corporation executed the
same.



Notary Public

