

AFTER RECORDING RETURN TO:  
Dansie Land, LLC  
7070 West 13090 South Herriman Way  
Herriman, UT 84096

13424429  
10/13/2020 12:01:00 PM \$40.00  
Book - 11037 Pg - 2356-2367  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 12 P.

FATICO #NCS - 919734-A - SLC1

**REQUEST FOR FULL RECONVEYANCE  
AND  
DEED OF RECONVEYANCE  
(With Lost Document Indemnity)**

First American Title Insurance Company is Trustee by the undersigned Beneficiary, under that certain Trust Deed executed by Dansie Land, LLC, a Utah limited liability company, Trustor, in which (a) First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie, Successor Trustee of that certain Irrevocable Living Trust dated March 20, 1982, also known as the Jesse H. Dansie Trust (consisting of two trusts: The Home Trust (87-610190) and the Ranch Trust (876190191), as disclosed by a Declaration of Trust recorded March 15, 1990, in the official records of Salt Lake County, Utah as Entry Number 4893091 in Book 6205 at page 696), (b) Joseph E. Dansie as Successor Trustee of The Jesse Rodney Dansie Living Trust dated October 29, 2009, (c) First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie and Dixie M. Dansie, husband and wife), (d) Joyce M. Taylor, an individual, (e) Bonnie R. Parkin, an individual, and (f) First American Exchange Company as Qualified Intermediary for Exchange Number 498262 (re: Richard P. Dansie and Dixie M. Dansie, Trustees for the Richard P. and Dixie M. Dansie Trust under Trust dated April 17, 2009) is named as Beneficiary, dated December 12, 2018, recorded on December 19, 2018, in Book 7739, Page 7745, as Entry Number \*12905943 in the records of Salt Lake County, Utah, (hereinafter "Trust Deed").

\*A Corrective Deed of Trust was recorded on January 31, 2019 in Book 10749 at Page 8686, as Entry No. 12927796 in the records of Salt Lake County, Utah to correct the date of the Original Deed of Trust.

**Request for Full Reconveyance**

(a) First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie, Successor Trustee of that certain Irrevocable Living Trust dated March 20, 1982, also known as the Jesse H. Dansie Trust (consisting of two trusts: The Home Trust (87-610190) and the Ranch Trust (876190191), as disclosed by a Declaration of Trust recorded March 15, 1990, in the official records of Salt Lake County, Utah as Entry Number 4893091 in Book 6205 at page 696), (b) Tiffany B. Janzen as Successor Trustee of The Jesse Rodney Dansie Living Trust dated October 29, 2009, (c) First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie and Dixie M. Dansie, husband and wife), (d) Joyce M. Taylor, an individual, (e) Bonnie R. Parkin, an individual, and (f) First American Exchange Company as Qualified Intermediary for Exchange Number 498262 (re: Richard P. Dansie and Dixie M. Dansie, Trustees for the Richard P. and Dixie M. Dansie Trust under Trust dated April 17, 2009), as the legal owner and holder of the Note and all other indebtedness secured by the Trust Deed, hereby certifies to the above Trustee that said Note, together with all other indebtedness secured by the Trust Deed has been fully paid and satisfied, and hereby requests and directs said Trustee, to cancel said Note, and all other evidences of indebtedness secured by the Trust Deed, together with the Trust Deed, and to reconvey, without warrant, to the parties entitled thereto, all of the estate now held

by said Trustee thereunder. If the Trust Deed and/or the Note was not tendered to Trustee by Beneficiary, Beneficiary certifies it (they) have not been located and certifies it (they) have not been assigned to another party and indemnifies and holds harmless the Trustee from any loss or expense due to its (their) loss.

**Deed of Reconveyance**

First American Title Insurance Company, as Trustee under said Trust Deed, does hereby reconvey without warranty, to the person or persons entitled thereto, all right, title and interest which was heretofore acquired by Trustee under the Trust Deed. This Deed of Reconveyance is made in response to the above Request for Full Reconveyance from the present Beneficiary.

**Parcel No. 26-34-300-009-0000 (partial), 26-34-300-010-0000 and 26-33-426-001-0000 (partial) Legal Description: See Exhibit A attached and made a part hereof**

***[SIGNATURES ON FOLLOWING PAGES]***

**BENEFICIARY:**

First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie, Successor Trustee of that certain Irrevocable Living Trust dated March 20, 1982, also known as the Jesse H. Dansie Trust (consisting of two trusts: The Home Trust (87610190) and the Ranch Trust (87-6190191), as disclosed by a Declaration of Trust recorded March 15, 1990, in the official records of Salt Lake County, Utah as Entry Number 4893091 in Book 6205 at page 696),

**TRUSTEE:**

First American Title Insurance Company

*Mark A. Bullock*

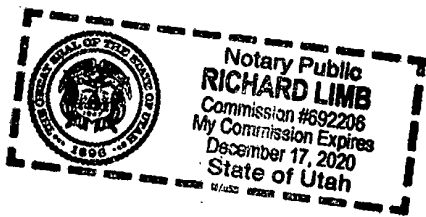
Name: Mark A. Bullock  
Its: Counsel + Managers

Brenden C. Faber, Senior Vice President

STATE OF Utah )  
 )ss  
COUNTY OF Salt Lake

On the 8th of Oct., 2020, personally appeared before me, Mark A. Bullock, who being duly sworn did say that he/she is the counsel & manager First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie, Successor Trustee of that certain Irrevocable Living Trust dated March 20, 1982, also known as the Jesse H. Dansie Trust (consisting of two trusts: The Home Trust (87610190) and the Ranch Trust (87-6190191), as disclosed by a Declaration of Trust recorded March 15, 1990, in the official records of Salt Lake County, Utah as Entry Number 4893091 in Book 6205 at page 696), and that said instrument was signed on behalf of said First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie, Successor Trustee of that certain Irrevocable Living Trust dated March 20, 1982, also known as the Jesse H. Dansie Trust (consisting of two trusts: The Home Trust (87-610190) and the Ranch Trust (87-6190191), as disclosed by a Declaration of Trust recorded March 15, 1990, in the official records of Salt Lake County, Utah as Entry Number 4893091 in Book 6205 at page 696) and that said entity executed the same.

*Richard Limb*  
NOTARY PUBLIC



**BENEFICIARY:**

First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie, Successor Trustee of that certain Irrevocable Living Trust dated March 20, 1982, also known as the Jesse H. Dansie Trust (consisting of two trusts: The Home Trust (87610190) and the Ranch Trust (87-6190191), as disclosed by a Declaration of Trust recorded March 15, 1990, in the official records of Salt Lake County, Utah as Entry Number 4893091 in Book 6205 at page 696),

**TRUSTEE:**

First American Title Insurance Company



Brenden C. Faber, Senior Vice President

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

)ss

COUNTY OF \_\_\_\_\_ )

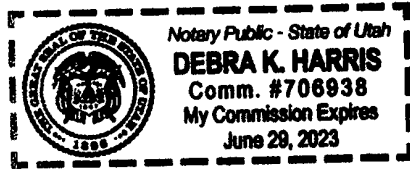
On the \_\_\_\_\_ of April, 2020, personally appeared before me, \_\_\_\_\_, who being duly sworn did say that he/she is the \_\_\_\_\_ of First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie, Successor Trustee of that certain Irrevocable Living Trust dated March 20, 1982, also known as the Jesse H. Dansie Trust (consisting of two trusts: The Home Trust (87610190) and the Ranch Trust (87-6190191), as disclosed by a Declaration of Trust recorded March 15, 1990, in the official records of Salt Lake County, Utah as Entry Number 4893091 in Book 6205 at page 696), and that said instrument was signed on behalf of said First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie, Successor Trustee of that certain Irrevocable Living Trust dated March 20, 1982, also known as the Jesse H. Dansie Trust (consisting of two trusts: The Home Trust (87-610190) and the Ranch Trust (87-6190191), as disclosed by a Declaration of Trust recorded March 15, 1990, in the official records of Salt Lake County Utah as Entry Number 4893091 in Book 6205 at page 696) and that said entity executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF UTAH )  
 )ss  
COUNTY OF SALT LAKE )

On the 6th of October, 2020, personally appeared before me Brenden C. Faber, who being duly sworn, did say that he is Senior Vice President of First American Title Insurance Company, and that said instrument was signed in behalf of said Company and said Company executed the same.

Debra K. Harris  
NOTARY PUBLIC



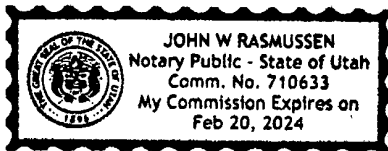
Joseph E. Dansie as Successor Trustee of The  
Jesse Rodney Dansie Living Trust dated October  
29, 2009

Joseph E. Dansie  
Name: Joseph E. Dansie  
Its: Successor Trustee

STATE OF Utah )  
COUNTY OF Salt Lake )ss

On the 17 of April, 2020, personally appeared before me, John W Rasmussen, who  
being duly sworn did say that he/she is the Successor Trustee of Joseph E. Dansie as Successor  
Trustee of The Jesse Rodney Dansie Living Trust dated October 29, 2009 and that said instrument was  
signed on behalf of said Joseph E. Dansie as Successor Trustee of The Jesse Rodney Dansie Living Trust  
dated October 29, 2009 and that said entity executed the same.

John W Rasmussen NOTARY  
PUBLIC



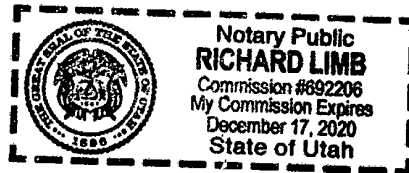
First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie and Dixie M. Dansie, husband and wife)

Mark A. Bullock  
Name: MARK A. Bullock  
Its: Control Manager

STATE OF Utah )  
COUNTY OF Salt Lake )ss

On the 6th Oct, 2020 of April, 2020, personally appeared before me, Mark A. Bullock, who being duly sworn did say that he/she is the Counsel & Manager of First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie and Dixie M. Dansie, husband and wife) and that said instrument was signed on behalf of said First American Exchange Company as Qualified Intermediary for Exchange Number 498213 (re: Richard P. Dansie and Dixie M. Dansie, husband and wife) and that said entity executed the same.

Richard Limb NOTARY  
PUBLIC



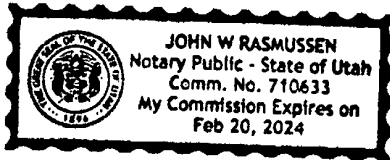
Joyce M. Taylor

Name: Joyce M. Taylor

STATE OF Utah )  
COUNTY OF Salt Lake )<sup>SS</sup>

On the 17 of April, 2020, personally appeared before me, **Joyce M. Taylor**, who being duly sworn did say that she executed the same.

[Signature]  
NOTARY PUBLIC





Bonnie R. Parkin

Name: Bonnie R. Parkin

STATE OF Utah )

COUNTY OF Salt Lake )<sup>SS</sup>

On the 8th <sup>June</sup> of ~~April~~, 2020, personally appeared before me, **Bonnie R. Parkin**, who being duly sworn did say that she executed the same.

J. Thompson NOTARY  
PUBLIC



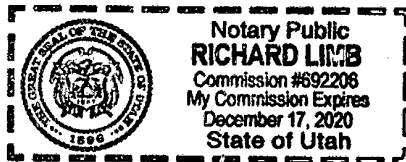
First American Exchange Company as Qualified Intermediary for Exchange Number 498262 (re: Richard P. Dansie and Dixie M. Dansie, Trustees for the Richard P. and Dixie M. Dansie Trust under Trust dated April 17, 2009)

Mark A. Bullock  
Name: MARK A. BULLOCK  
Its: Counsel & manager

STATE OF Utah )  
COUNTY OF Salt Lake )ss

On the 6<sup>th</sup> Oct., 2020 of ~~April, 2019~~; personally appeared before me, Mark A. Bullock, who being duly sworn did say that he/she is the Counsel & manager First American Exchange Company as Qualified Intermediary for Exchange Number 498262 (re: Richard P. Dansie and Dixie M. Dansie, Trustees for the Richard P. and Dixie M. Dansie Trust under Trust dated April 17, 2009) and that said instrument was signed on behalf of First American Exchange Company as Qualified Intermediary for Exchange Number 498262 (re: Richard P. Dansie and Dixie M. Dansie, Trustees for the Richard P. and Dixie M. Dansie Trust under Trust dated April 17, 2009) and that said entity executed the same.

Richard Limb  
NOTARY PUBLIC



## EXHIBIT A PROPERTY DESCRIPTION

### POD 1:

A portion of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located North 00°10'55" West along the quarter section line 34.01 feet from the South quarter corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 89°53'28" West along the section line from the South quarter corner to the Southwest corner of Section 34); thence North 88°55'01" West 72.22 feet; thence along the arc of a curve to the right with a radius of 966.00 feet a distance of 175.71 feet through a central angle of 10°25'19" Chord: North 83°42'21" West 175.47 feet; thence North 78°29'42" West 341.10 feet; thence along the arc of a curve to the right with a radius of 266.00 feet a distance of 364.60 feet through a central angle of 78°32'02" Chord: North 39°13'41" West 336.72 feet; thence North 00°02'20" East 324.74 feet; thence along the arc of a curve to the left with a radius of 634.00 feet a distance of 44.17 feet through a central angle of 03°59'31" Chord: North 01°57'26" West 44.16 feet; thence North 06°19'08" East 67.18 feet; thence North 25°06'43" East 51.57 feet; thence North 29°38'05" East 60.17 feet; thence North 50°22'17" East 56.88 feet; thence North 56°51'21" East 63.48 feet; thence North 75°27'00" East 461.20 feet; thence North 71°29'00" East 8.77 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: South 53°05'58" West) a distance of 23.61 feet through a central angle of 67°39'10" Chord: North 70°43'37" West 22.27 feet; thence North 75°27'00" East 9.30 feet; thence North 71°29'00" East 82.34 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: South 18°31'00" East) a distance of 24.26 feet through a central angle of 69°30'46" Chord: South 36°43'37" West 22.80 feet; thence North 71°29'00" East 135.37 feet to the quarter section line; thence South 00°10'55" East along the quarter section line 1,134.31 feet to the point of beginning.

### POD 20:

A portion of Section 33 and Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located North 00°18'05" West along the section line 1,177.17 feet from the Southwest corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 89°53'28" West along the section line from the South quarter corner to the Southwest corner of Section 34); thence North 00°18'05" West along the section line 146.80 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°55'34" West along the 1/16th (40 acre) line 599.97 feet; thence North 00°04'14" West 431.78 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 230.00 feet (radius bears: South 23°59'49" West) a distance of 51.14 feet through a central angle of 12°44'23" Chord: South 59°38'00" East 51.04 feet; thence North 36°44'12" East 100.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 330.53 feet (radius bears: South 36°45'32" West) a distance of 217.39 feet through a central angle of 37°41'03" Chord: South 34°23'57" East 213.50 feet; thence South 34°26'56" East 40.96 feet; thence South 69°36'23" East 43.63 feet; thence South 89°01'48" East 120.62 feet; thence East 233.67 feet; thence along the arc of a curve to the right having a radius of 330.00 feet a distance of 138.56 feet through a central angle of 24°03'29" Chord: South 71°39'35" East 137.55 feet; thence South 59°37'51" East 111.02 feet; thence along the arc of a non-tangent curve to the left having a radius of 270.00 feet a distance of 162.45 feet through a central angle of 34°28'22" Chord: South 76°41'29" East 160.01 feet; thence North 85°32'24" East 688.99 feet; thence South 04°27'40" East 100.00 feet; thence North 85°32'20" East 238.03 feet; thence along the arc of a curve to the left with a radius of 170.00 feet a distance of 101.41 feet through a central angle of 34°10'39" Chord: North 68°27'00" East 99.91 feet; thence North 51°21'40" East 76.04 feet; thence along the arc of a curve to the right with a radius of 230.00 feet a distance of 154.11 feet through a central angle of 38°23'25" Chord: North 70°33'23" East 151.24 feet; thence North 89°39'55" East 10.14 feet; thence South 00°14'55" East 110.16 feet; thence along the arc of a curve to the right with a radius of 381.00 feet a distance of 45.50 feet through a central angle of 06°50'34" Chord: South 03°10'22" West 45.48 feet; thence South 06°35'39" West 59.80 feet; thence

along the arc of a curve to the left having a radius of 563.00 feet a distance of 198.03 feet through a central angle of 20°09'13" Chord: South 05°11'49" East 197.02 feet; thence South 14°33'00" East 92.50 feet; thence South 76°13'11" West 818.27 feet; thence North 14°33'00" West 183.31 feet; thence North 09°46'30" East 180.56 feet; thence North 81°06'29" West 35.77 feet; thence South 85°32'20" West 546.60 feet; thence West 302.43 feet to the point of beginning.

Tax Id No.: 26-34-301-001, 26-34-352-003, 26-34-251-001, 26-33-426-002 and 26-33-426-003