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Ryan M. Spencer  
6440 S. Wasatch Blvd. Suite 200  
Salt Lake City, Utah 84121

**13982972 B: 11355 P: 4112 Total Pages: 4**  
**07/11/2022 11:53 AM By: slang Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: STEED TITLE INSURANCE AGENCY  
6995 S UNION PARK CTRMIDVALE, UT 840476087

Above Space for Recorder's Use Only

### **SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

Whereas, 352 West Van Buren, LLC, a Utah limited liability company was the Original Trustor, Cottonwood Title Insurance Agency, Inc the original Trustee, and Red Bridge Capital II LLC, a Utah limited liability company original beneficiary, under that certain Deed of Trust dated this 12 day of April 2022 and recorded this 15<sup>th</sup> day of April 2022 as Instrument No. 13934206 Book 11329 Page 4543, Official Records of the County of Salt Lake, state of Utah affecting the following property:

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THAT WARRANTY DEED RECORDED MARCH 28, 1986, AS ENTRY NO. 4220972, IN BOOK 5749 AT PAGE 2224, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND ALSO IN THAT QUIT CLAIM DEED RECORDED SEPTEMBER 22, 1998, AS ENTRY NO. 7093858, IN BOOK 8100, AT PAGE 1115, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10.00 FEET EASTERLY OF THE SOUTHEAST CORNER OF LOT 2, STEWART'S ADDITION, A SUBDIVISION OF LOT 18, BLOCK 9, FIVE ACRE PLAT "A", RECORDED SEPTEMBER 16, 1890 AS ENTRY NO. 27614, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 00°01'06" EAST 18.52 FEET ALONG THE MONUMENT LINE AND NORTH 89°54'13" WEST 42.00 FEET TO THE SOUTHEAST CORNER OF STEWART'S ADDITION AND NORTH 89°54'13" WEST 320.23 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF VAN BUREN AVENUE FROM THE STREET MONUMENT AT THE INTERSECTION OF VAN BUREN AVENUE AND 300 WEST STREET; AND RUNNING THENCE NORTH 89°54'13" WEST 182.13 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A FENCELINE; THENCE NORTH 00°35'09" WEST 144.87 FEET ALONG SAID FENCELINE; THENCE NORTH 03°24'16" WEST 34.74 FEET ALONG SAID FENCELINE TO THE EASTERLY LINE OF THAT RECORD OF SURVEY DATED MARCH 13, 2001, ON FILE AT THE OFFICE OF SALT LAKE COUNTY SURVEYOR AS INDEX NO. S01-01-0015 (SAID EASTERLY LINE BEING THE HISTORICAL RAILROAD RIGHT OF WAY LINE); THENCE NORTH 47°48'21" EAST 61.94 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF ANDREW AVENUE; THENCE SOUTH 89°54'13" EAST 184.89 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 34 OF SAID STEWART'S ADDITION SUBDIVISION; THENCE SOUTH 00°01'06" WEST 148.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT 34; THENCE NORTH 89°54'13" WEST 38.54 FEET ALONG AN EXISTING 16.50 FOOT ALLEY TO A SOUTHWEST CORNER OF LOT 34; THENCE SOUTH 00°01'06" WEST 16.50 FEET ALONG THE WESTERLY LINE OF SAID ALLEY; THENCE NORTH 89°54'13" WEST 6.49 FEET ALONG THE NORTHERLY LINE OF LOT 1 OF SAID STEWART'S ADDITION SUBDIVISION; THENCE SOUTH 00°01'06" WEST 56.13 FEET TO THE POINT OF BEGINNING.

Parcel Identification No. 15-13-178-010-0000


And WHEREAS, the undersigned present beneficiary desires to substitute a new Trustee under said Deed of Trust in place and instead of Cottonwood Title Insurance Agency, INC.

Now therefore, the undersigned hereby substitutes Steed Title Insurance Agency, LLC as Trustee under said Deed of Trust and does hereby reconvey, without warranty, to the person or persons legally entitled hereto, the Estate now held by him thereunder.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular numbers includes the plural.

The undersigned hereby accepts said appointment as trustee under the above deed of trust, and as successor trustee, and pursuant to the request of said owner and holder and in accordance with the provisions of said deed of trust, does hereby RECONVEY WITHOUT WARRANTY, TO THE PERSONS LEGALLY ENTITLED THERETO, all the estate now held by it under said deed of trust.


DATED this 7 day of July, 2022

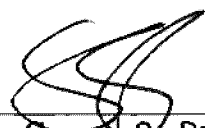
  
By: Paul K. Erickson  
Its: Manager

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

On the 7 day of July, 2022, personally appeared before me  
Paul K. Erickson, the signer of the above instrument, who duly acknowledged to  
me that such persons executed the same.  
Witness my hand and official seal.

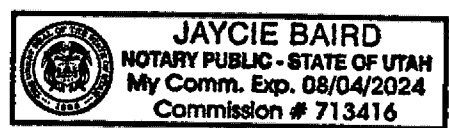


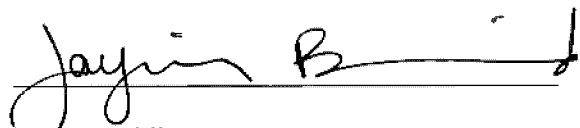
  
Notary Public

  
By: Shane R. Peery  
Its: manager


STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

On the 7 day of July 2022, personally appeared before me  
Shane R. Peery, the signer of the above instrument, who duly  
acknowledged to me that such persons executed the same.  
Witness my hand and official seal.



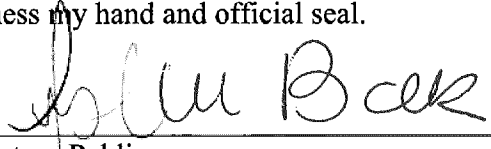
  
Notary Public

Steed Title Insurance Agency, LLC

  
BY: Spencer Steed, ITS: President

State of Utah            }  
                                  } ss.  
County of Salt Lake    }

On the 9<sup>th</sup> day of JULY 2022, personally appeared before me Spencer Steed President of Steed Title Insurance Agency, LLC, the signer(s) of the above instrument, who duly acknowledged to me that such person(s) executed the same. Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

