ENT 10749:2024 PG 1 of 2 ANDREA ALLEN UTAH COUNTY RECORDER 2024 Feb 21 02:10 PM FEE 40.00 BY KR RECORDED FOR Cottonwood Title Insurance ELECTRONICALLY RECORDED

When Recorded Return To: Cottonwood Title Insurance Agency, Inc. 1996 East 6400 South, Suite 120 Salt Lake City, UT 84121

File No.: 174412-CAF

SUBSTITUTION OF TRUSTEE

Notice is hereby given that Cottonwood Title Insurance Agency, Inc., 1996 East 6400 South, Suite 120, Salt Lake City, UT 84121, is hereby appointed Successor Trustee under that certain Deed of Trust dated June 22, 2023, executed by CND-Grove Acres, LLC, a Utah limited liability company as Trustor in which Third Coast Bank SSB, a Texas state savings bank is named Beneficiary, Prospect Title Insurance Agency, LLC, a Utah limited liability company is named as Trustee, and recorded in the office of the Utah County Recorder, State of Utah on June 22, 2023 as Entry No. 40470:2023.

The trust estate affected by this Substitution of Trustee is the following described property located in Utah County, State of Utah:

See Exhibit A attached hereto and made a part hereof

Parcel Number(s): 14-023-0226 (for Reference Purposes Only)

The undersigned beneficiary hereby ratifies and confirms all actions taken on its behalf by the successor trustee prior to the recording of this instrument.

Dated this 29th day of December, 2023.

Third Coast Bank SSB, a Texas state savings bank

BY: Name: Its:VP	2 <u>S</u> Pamian Cooley					
State of	TEXAS		_)			
County of	HARRIS		_)			
being by me of a Texas state	duly sworn did :	appeared before me VP ument was signed in be acknowledged	of T half of said c		authority	
NOTARY PU	Marie Almander	٨	Exxxxxx		ssessall s	

YESENIA TEMA
Notary Public, State of Texas
Commission Expres 08-24-2026
Notary ID 133924814

EXHIBIT A LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER AND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT LOCATED 1815.76 FEET SOUTH 89°34'38" WEST ALONG THE SECTION LINE AND 638.03 FEET SOUTH FROM THE NORTH EAST CORNER OF SAID SECTION 19; AND RUNNING THENCE SOUTH 1°28'03" WEST A DISTANCE OF 150.37 FEET, THENCE SOUTH 1°22'31" WEST A DISTANCE OF 148.02 FEET, THENCE SOUTH 1°36'54" WEST A DISTANCE OF 151.91 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE 53.39 FEET, HAVING A RADIUS OF 400.00 FEET, THE CHORD OF WHICH IS SOUTH 86°10'34" EAST FOR A DISTANCE OF 53.35 FEET, THENCE SOUTH 90°00'00" EAST A DISTANCE OF 223.32 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE 6.85 FEET TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS NORTH 76°54'32" EAST FOR A DISTANCE OF 6.80 FEET, THENCE SOUTH 88°52'34" EAST A DISTANCE OF 7.78 FEET, THENCE SOUTH 0°38'07" WEST A DISTANCE OF 66.13 FEET, THENCE NORTH 88°48'02" WEST A DISTANCE OF 0.92 FEET TO A NON-TANGENT CURVE TO THE LEFT, THENCE ALONG SAID CURVE 17.08 FEET, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS NORTH 57°22'30" WEST FOR A DISTANCE OF 16.17 FEET, THENCE SOUTH 90°00'00" WEST A DISTANCE OF 222.43 FEET TO A POINT OF CURVATURE TO THE RIGHT, THENCE ALONG SAID CURVE 53.52 FEET, HAVING A RADIUS OF 456.00 FEET. THE CHORD OF WHICH IS NORTH 86°38'16" WEST FOR A DISTANCE OF 53.49 FEET, THENCE SOUTH 0°44'18" WEST A DISTANCE OF 79.87 FEET, TO A POINT EXTENDING ON THE NORTHERLY BOUNDARY OF OLD COUNTRY MILL ESTATES SUBDIVISION PLAT "C" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, FILE NUMBER 6973-82, THENCE ALONG SAID SUBDIVISION THE FOLLOWING 3 CALLS: 1) NORTH 90°00'00" WEST A DISTANCE OF 137.88 FEET, 2) THENCE NORTH 82°45'23" WEST A DISTANCE OF 56.48 FEET, 3) NORTH 89°19'00" WEST A DISTANCE OF 519.94 FEET TO A POINT ON THE EASTERLY BOUNDARY OF OLD COUNTRY MILL ESTATES SUBDIVISION PLAT "B" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, FILE NUMBER 6657-79, THENCE ALONG SAID SUBDIVISION THE FOLLOWING CALLS: 1) NORTH 0°17'00" WEST A DISTANCE OF 100.00 FEET, 2) NORTH 0°22'47" EAST A DISTANCE OF 56.00 FEET, 3) NORTH 0°17'00" WEST A DISTANCE OF 100.01 FEET, 4) NORTH 89°19'00" WEST A DISTANCE OF 179.97 FEET, 5) NORTH 83°35'53" WEST A DISTANCE OF 56.38 FEET, 6) SOUTH 89°45'00" WEST A DISTANCE OF 94.74 FEET TO A POINT ON THE EASTERLY BOUNDARY OF FOUNTAIN VIEW SUBDIVISION PLAT "A" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE FILE NUMBER 8779-100. THENCE ALONG SAID EASTERLY BOUNDARY NORTH 0°15'59" WEST A DISTANCE OF 127.40 FEET, THENCE NORTH 89°59'58" EAST A DISTANCE OF 158.56 FEET, THENCE NORTH 1°01'37" WEST A DISTANCE OF 188.81 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 1100 NORTH STREET, THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89°33'00" EAST A DISTANCE OF 425.13 FEET, THENCE SOUTH 01°01'37" EAST 120.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°59'52", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 77°27'19" EAST FOR A DISTANCE OF 70.71 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE ALONG SAID NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 40°06'28", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 12°24'21" EAST FOR A DISTANCE OF 34.29 FEET, THENCE SOUTH 89°19'00" EAST 146.95 FEET, THENCE NORTH 00°17'02" WEST 169.76 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY 1100 NORTH STREET. THENCE ALONG SAID RIGHT OF WAY SOUTH 89°33'00" EAST 253.68 FEET TO THE POINT OF BEGINNING.

NOTE: BASIS OF BEARING IS NAD 83 HORIZONTAL DATUM, SOUTH 89°34'38" WEST IN BETWEEN THE NORTH QUARTER CORNER AND NORTH EAST CORNER OF SAID SECTION 19.