

**AFTER RECORDING PLEASE RETURN TO:**

Herrick, Feinstein LLP  
Two Park Avenue  
New York, New York 10016  
Attention: John St. Jeanos, Esq.

Ent 469037 Bk 1267 Pg 1116-1124  
Date: 04-OCT-2019 4:15:16PM  
Fee: \$42.00 Check Filed By: TC  
PEGGY FOY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
For: HIGH COUNTRY TITLE

**DEED OF PARTIAL RECONVEYANCE**

WHEREAS, Marlon L. Bates, a Utah attorney ("**Trustee**") is the trustee under that certain Deed of Trust, Assignment of Leases and Rents and Security Agreement dated as of November 1, 2017, granted by BLX MAYFLOWER LLC, a Delaware limited liability company ("**BLXM**"), 32 DOM MAYFLOWER LLC, a Delaware limited liability company ("**32 DOM**") and RH MAYFLOWER LLC, a Delaware limited liability company ("**RHMF**" and together with BLXM and 32 DOM, collectively, "**Trustor**") to Trustee, for the benefit of Centennial Bank ("**Beneficiary**"), recorded on November 2, 2017 in the Official Records of Wasatch County, Utah, as Entry No. 444736 in Book 1206 at Page 747, and on November 3, 2017 in the Official Records of Summit County, Utah, as Entry No. 1080854, in Book 2436 at Page 85, as modified by that certain Notice of Loan Modification Increasing Principal Balance Secured by Deed of Trust and Amendment of Deed of Trust recorded on July 12, 2018 in the Official Records of Wasatch County, Utah, as Entry No. 453653 in Book 1227 at Page 1380, and on July 11, 2018 in the Official Records of Summit County, Utah, as Entry No. 1094906 in Book 2470 at Page 1272 (as modified, collectively, the "**Mayflower Deed of Trust**"); and

WHEREAS, Beneficiary has agreed with Trustor to cause to be reconveyed, and has instructed Trustee to reconvey, a portion of the property encumbered by the Mayflower Deed of Trust, as described below.

NOW, THEREFORE, Trustee, having received from Beneficiary a written request to reconvey a portion of the property described in the Mayflower Deed of Trust, does hereby reconvey, without warranty, to the person or persons legally entitled thereto, all the estate and interest held by Trustee in and to such portion of the property encumbered by the Mayflower Deed of Trust, which Mayflower Deed of Trust covers property situated in Wasatch County, Utah, and Summit County, Utah, such property to be released and reconveyed being more particularly described on Exhibit A attached hereto and made a part hereof.

Dated this 4<sup>TH</sup> day of OCTOBER, 2019.

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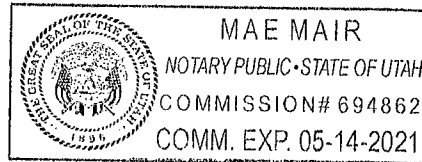
**01119266 B: 2533 P: 0265**  
Page 1 of 9  
Rhonda Francis Summit County Recorder  
10/07/2019 10:56:18 AM Fee \$50.00  
By High Country Title  
Electronically Recorded

Marlon L. Bates  
MARLON L. BATES, Trustee

STATE OF Utah :  
COUNTY OF Summit ss. :

On the 21<sup>st</sup> day of September, 2019, personally appeared before me Marlon L. Bates, the signor of the above instrument, who duly acknowledged to me that he executed the same and that he has full authority as the Trustee to do the same.

Maemair  
Notary Public



[Signature Page – Deed of Partial Reconveyance – Mayflower]

EXHIBIT A

LEGAL DESCRIPTION

RELEASED PROPERTY

(MAYFLOWER)

Exhibit "A"

**Parcel 1:**  
**Demised Premises No. 1 Description**

Parcel 1:

The **Ball Mountain or Bald Mountain Patented Lode Mining Claim, Lot No. 127**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 20, 1935 as Entry No. 52604 in Book 10 of Mining Deeds at Page 403 of the official records in the office of the Wasatch County Recorder.

Parcel 2:

The **Dew Drop Patented Lode Mining Claim, M.S. 7130**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 24, 1957 as Entry No. 77623 in Book 11 of Mining Deeds at Page 213 of the official records in the office of the Wasatch County Recorder.

Parcel 3:

Those portions of the **Fisher No. 2 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder, and recorded January 3, 1947 as Entry No. 75666 in Book G of mining deeds at Page 351 of the official records in the office of the Summit County Recorder, lying within Summit County.

Parcel 4:

Those portions of the **Flagstaff Mine Patented Lode Mining Claim, Lot No. 38**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 2, 1928 as Entry No. 41379 in Book F of Mining Deeds at Page 394 of the official records in the office of the Summit County Recorder lying within Summit County.

Parcel 5:

The **Harwood Patented Lode Mining Claim, Lot No. 450**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded March 19, 1906 as Entry No. 14446 in Book C of Mining Patents at Page 577 of the official records in the office of the Summit County Recorder.

Parcel 6:

The **L.E. Patented Lode Mining Claim, M.S. 5930**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 17, 1918 as Entry No. 28894 in Book F of Mining Deeds at Page 220 of the official records in the office of the Summit County Recorder.

Parcel 7:

The **Lucy Patented Lode Mining Claim, Lot No. 152**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded January 21, 1899 in Book T at Page 187 of the official records in the office of the Wasatch County Recorder.

Parcel 8:

Those portions of the **Miriam No. 1 Patented Lode Mining Claim, Lot No. 206**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 29, 1906 as Entry No. 15301 in Book 5 of Mining Deeds at Page 454 of the official records in the office of the Wasatch County Recorder, lying within Summit County.

Parcel 9:

The **North Star Patented Lode Mining Claim, M.S. 5929**, as the same is more particularly described in

that certain United States Mineral Entry Patent recorded September 19, 1935 as Entry No. 52714 in Book 10 of Mining Deeds at Page 406 of the official records in the office of the Wasatch County Recorder, and recorded October 17, 1918 as Entry No. 28895 in Book F of Mining Deeds at Page 222 of the official records in the office of the Summit County Recorder.

Parcel 10:

The **O.K. Patented Lode Mining Claim, M.S. 5929**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 19, 1935 as Entry No. 52714 in Book 10 of Mining Deeds at Page 406 of the official records in the office of the Wasatch County Recorder, and recorded October 17, 1918 as Entry No. 28895 in Book F of Mining Deeds at Page 222 of the official records in the office of the Summit County Recorder.

Parcel 11:

The **Period No. 1 Patented Lode Mining Claim, M.S. 6567**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 30, 1929 as Entry No. 42596 in Book F of Mining Deeds at Page 440 of the official records in the office of the Summit County Recorder.

Parcel 12:

The **Period No. 2 Patented Lode Mining Claim, M.S. 6567**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 30, 1929 as Entry No. 42596 in Book F of Mining Deeds at Page 440 of the official records in the office of the Summit County Recorder.

Parcel 13:

The **Period No. 3 Patented Lode Mining Claim, M.S. 6567**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 30, 1929 as Entry No. 42596 in Book F of Mining Deeds at Page 440 of the official records in the office of the Summit County Recorder.

Parcel 14:

The **Period No. 4 Patented Lode Mining Claim, M.S. 6567**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 30, 1929 as Entry No. 42596 in Book F of Mining Deeds at Page 440 of the official records in the office of the Summit County Recorder.

Parcel 15:

The **Period No. 5 Patented Lode Mining Claim, M.S. 6567**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 30, 1929 as Entry No. 42596 in Book F of Mining Deeds at Page 440 of the official records in the office of the Summit County Recorder.

Parcel 16:

The **Period No. 6 Patented Lode Mining Claim, M.S. 7055**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded January 15, 1935 as Entry No. 53479 in Book G of Mining Deeds at Page 93 of the official records in the office of the Summit County Recorder.

Parcel 17:

The **Period No. 7 Patented Lode Mining Claim, M.S. 7055**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded January 15, 1935 as Entry No. 53479 in Book G of Mining Deeds at Page 93 of the official records in the office of the Summit County Recorder.

Parcel 18:

The **Period No. 8 Patented Lode Mining Claim, M.S. 7056**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 12, 1941 as Entry No. 59939 in Book 10 of Mining Deeds at Page 500 of the official records in the office of the Wasatch County Recorder.

Parcel 19:

The **Period Fraction Patented Lode Mining Claim, M.S. 7056**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 12, 1941 as Entry No. 59939 in Book 10 of Mining Deeds at Page 500 of the official records in the office of the Wasatch County Recorder.

Parcel 20:

The **Rockne Patented Lode Mining Claim, M.S. 7127**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 15, 1943 as Patent Number 1116323 of the official records in the office of the Bureau of Land Management.

Parcel 21:

The **Sitka Patented Lode Mining Claim, M.S. 7126**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 18, 1940 as Entry No. 58738 in Book 10 of Mining Deeds at Page 482 of the official records in the office of the Wasatch County Recorder.

Parcel 22:

The **Sunny Side Patented Lode Mining Claim, M.S. 5931**, as the same is more particularly described in that certain Patent dated October 22, 1912, as Patent Number 297576 of the official records in the office of the Bureau of Land Management.

Parcel 23:

Those portions of the **Uncle Charles Patented Lode Mining Claim, Lot No. 448**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 2, 1928 as Entry No. 41381 in Book F of Mining Deeds at Page 398 of the official records in the office of the Summit County Recorder, lying within Summit County.

Parcel 24:

Government Lot 21, Section 33, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

**Excepting from the above described Demised Premises No. 1, any portions lying within the following:**

Wasatch County "Triangle Parcel"

Beginning at Line 4-1 of the Dew Drop Mine Claim (MS 7130) at the point where Line 4-1 intersects the county line as described in the Demised Premises No. 1 Record of Survey; thence along said line 4-1 South 89°37'39" East 1,426.52 feet to a mound of stones within an ancient wood post lying down marking Cor. No. 1 of said Dew Drop identical with Cor. No. 3 of the Lookout Mountain Claim (MS 7130) and Cor. No. 4 of the Lookout Mountain No.2 Claim (MS7130), said Cor. No. 1 also being South 60°51'44" East 1,238.77 feet from the 1935 steel pipe cap marking county line Monument No. 51; thence along the new south boundary line of the Demised Premises No 1 along the following course South 80°21'47" West to the county line; thence northeast along county line to point of beginning. Containing land solely in Wasatch County.

Wasatch County Tax Serial No's: OWC-0031-2, OWC-0031-4, OWC-0031-5, OWC-0033-0, OWC-0033-1, OWC-0051-0 and OWC-0052-3.

Portions of the Land do not appear on the Wasatch County tax assessment rolls.

Summit County Tax Serial No's: PCA-S-81-A, PCA-S-85, PCA-85-D, PCA-S-98-R and PCA-S-98-II.

Portions of the Land do not appear on the Summit County tax assessment rolls.

[Exhibit "A" - Mayflower Partial Reconveyance]

**Parcel 2:**  
**Demised Premises No.2 Description**

A parcel of land located in the Southwest Quarter of Section 26, the Southeast Quarter of Section 27, the Northeast Quarter of Section 34, and the Northwest Quarter of Section 35 all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, Wasatch County, Utah described as follows:

BEGINNING at a mound of stones with an ancient wood post lying down marking Cor. No. 1 of the Dew Drop claim (MS 7130) identical with Cor. No. 3 of the Lookout Mountain claim (MS 7130) and Cor. No. 4 of the Lookout Mountain No. 2 claim (MS 7130), said Cor. No. 1 being South 60°51'44" East 1,238.77 feet from the 1935 steel pipe cap marking county line Monument No. 51; said Cor. No. 1 also being South 67°26'06" West 2,299.38 feet from the 2016 Wasatch Co. aluminum pipe cap marking the Northeast Corner of Section 34, Township 2 South, Range 4 East, Salt Lake Base and Meridian, (Basis of Bearings for the herein described parcel being North 88°36'37" East 8,030.00 feet from the 2006 Wasatch/Summit Co. aluminum pipe cap marking the North Quarter Corner of Section 33 of said Township and Range to said Northeast Corner of Section 34, See Record of Survey Maps S-7976 & S-8175 both on file with the Summit County Recorder's office for PLSS, Mineral Survey, and County Line retracement information and for the Flagstaff LDP coordinate system projection parameters); thence along Line 3-4 of said Lookout Mountain North 06°12'30" West 532.79 feet to Line 2-1 of the Sitka claim (MS 7126); thence along said Line 2-1 South 89°28'41" East 598.62 feet to Cor. No. 1 of said Sitka; thence along Line 1-5 of said Sitka North 12°50'30" West 155.52 feet to Line 4-1 of said Lookout Mountain; thence along said Line 4-1 North 82°05'30" East 923.17 feet to Cor. No. 1 of said Lookout Mountain; thence along Line 1-2 of said Lookout Mountain South 06°12'30" East 35.86 feet to Cor. No. 2 of the Hornet claim (MS 7130); thence along Line 2-1 of said Hornet North 87°34'30" East 4.69 feet to Line 2-1 of the Ben Butler claim (MS 6642); thence along said Line 2-1 North 56°50'08" East 550.45 feet to Line 2-3 of the Riseing Star claim (Lot 170); thence along said Line 2-3 North 13°24'13" West 83.43 feet to Cor. No. 3 of said Riseing Star identical with Cor. No. 2 of the Mazzeppa No. 2 claim (Lot 169), said Cor. No. 3 being North 43°22'16" West 367.76 feet from said 2016 Wasatch Co. aluminum pipe cap marking the Northeast Corner of Section 34; thence along Line 2-3 of the Mazzeppa No. 2 continuing North 13°24'13" West 200.02 feet to Cor. No. 3 of said Mazzeppa No. 2; thence along Line 3-4 of said Mazzeppa No. 2 North 82°10'47" East 556.62 feet to Line 3-2 of the Ammie claim (Lot 202); thence along said Line 3-2 North 11°28'52" West 204.49 feet to Cor. No. 2 of said Ammie identical with Cor. No. 3 of the W.H.C. claim (Lot 200); thence along Line 3-4 of said W.H.C. continuing North 11°28'52" West 326.32 feet to Line 5-6 of the Lucy claim (Lot 152); thence along said Line 5-6 North 88°25'21" East 1,304.32 feet to Cor. No. 6 of said Lucy; thence along Line 6-1 of said Lucy North 46°49'39" West 729.86 feet to a point on Line 1-2 of the Gardo claim (Lot 165), said point being the following two courses from an existing pipe cap marking Cor. No. 4 of said Gardo (1) South 08°28'52" East 612.36 feet along Line 4-1 of said Gardo to Cor. No. 1 of said Gardo; and (2) North 70°01'08" East 56.14 feet along said Line 1-2 of said Gardo; thence along said Line 1-2 North 70°01'08" East 1,113.32 feet to a point, said point being South 58°53'44" West 1,342.21 feet from Mineral Monument No. 2 as marked by an existing 3.25" aluminum cap; thence along the new boundary line of the herein described Demised Premises No. 2 the following three courses (1) South 23°34'24" East 632.68 feet; (2) South 19°38'20" West 2,414.77 feet; and (3) South 89°58'21" West 3,529.52 feet to the POINT OF BEGINNING.

Wasatch County Tax Serial Numbers: OWC-0031-2, OWC-0031-4, OWC-0033-1, OWC-0051-0 and OWC-0052-3.

**Parcel 3:**  
**Wasatch County "Triangle Parcel"**

Beginning at Line 4-1 of the Dew Drop Mine Claim (MS 7130) at the point where Line 4-1 intersects the county line as described in the Demised Premises No. 1 Record of Survey; thence along said line 4-1 South 89°37'39" East 1,426.52 feet to a mound of stones within an ancient wood post lying down

marking Cor. No. 1 of said Dew Drop identical with Cor. No. 3 of the Lookout Mountain Claim (MS 7130) and Cor. No. 4 of the Lookout Mountain No.2 Claim (MS7130), said Cor. No. 1 also being South 60°51'44" East 1,238.77 feet from the 1935 steel pipe cap marking county line Monument No. 51; thence along the new south boundary line of the Demised Premises No 1 along the following course South 80°21'47" West to the county line; thence northeast along county line to point of beginning. Containing land solely in Wasatch County.

Portions of Wasatch County Tax Serial Number OWC-0051-0.

**Parcel 4:**

**MAYFLOWER PARCEL 1**

REAL PROPERTY in the County of Wasatch, State of Utah, being a portion of the Northeast quarter of Section 25, Township 2 South, Range 4 East, SLB&M.,

COMMENCING at the North Quarter corner of Section 25 as described on the Section 25/U.S. Highway 40 Record of Survey Document #3058-A Thence, S 37° 23' 28" E for a distance of 833.46 feet to the TRUE POINT OF BEGINNING;

Thence, the following twenty three (23) courses:

1. S 73° 00' 41" E for a distance of 437.08 feet;
2. N 44° 58' 14" E for a distance of 60.38 feet to point on the US highway 40 right of way;
3. S 38° 30' 49" E for a distance of 60.28 feet along said right of way to the beginning of a non-tangential curve,
4. Said curve turning to the left through an angle of 31° 53' 21", having a radius of 274.04 feet, and whose long chord bears S 25° 57' 07" W for a distance of 150.56 feet to a point of intersection with a non-tangential line.
5. S 09° 54' 19" W for a distance of 108.50 feet to the beginning of a curve,
6. Said curve turning to the left through an angle of 18° 43' 56", having a radius of 420.64 feet, and whose long chord bears S 00° 32' 21" W for a distance of 136.91 feet to a point of intersection with a non-tangential line.
7. S 08° 49' 37" E for a distance of 80.64 feet to the beginning of a curve,
8. Said curve turning to the left through an angle of 36° 35' 50", having a radius of 270.59 feet, and whose long chord bears S 27° 07' 32" E for a distance of 169.91 feet to a point of intersection with a non-tangential line.
9. S 43° 52' 29" W for a distance of 72.83 feet ;
10. S 68° 37' 49" W for a distance of 204.70 feet ;
11. S 69° 25' 07" W for a distance of 145.65 feet to the beginning of a non-tangential curve,
12. Said curve turning to the right through 92° 47' 44", having a radius of 137.75 feet, and whose long chord bears N 64° 11' 01" W for a distance of 199.50 feet to the beginning of a non-tangential curve.
13. Said curve turning to the left through 10° 15' 27", having a radius of 680.88 feet, and whose long chord bears N 22° 54' 52" W for a distance of 121.73 feet to the beginning of a non-tangential curve.
14. Said curve turning to the left through 02° 04' 58", having a radius of 2921.30 feet, and whose long chord bears N 29° 05' 05" W for a distance of 106.19 feet to the beginning of a non-tangential curve.
15. Said curve turning to the left through an angle of 16° 07' 51", having a radius of 634.55 feet, and whose long chord bears N 38° 11' 29" W for a distance of 178.06 feet to a point of intersection with a non-tangential line.

[Exhibit "A" - Mayflower Partial Reconveyance]



16. N 46° 54' 21" W for a distance of 91.95 feet ;
17. S 43° 30' 34" W for a distance of 44.28 feet ;
18. N 46° 54' 21" W for a distance of 161.16 feet ;
19. N 00° 39' 22" W for a distance of 110.00 feet ;
20. N 89° 20' 38" E for a distance of 157.82 feet ;
21. S 46° 29' 26" E for a distance of 124.59 feet ;
22. N 43° 30' 34" E for a distance of 236.03 feet ;
23. N 24° 51' 20" E a distance of 166.15 feet;

To the TRUE POINT OF BEGINNING.

Description Basis of Bearing:

The Basis of Bearings for this survey was established from found monuments of the North quarter line of Section 25 (NAD83 State Plane); as described in Record of Survey 3058-A bears North 89°57'12" West a distance of 2633.77 feet.

Portions of Wasatch County Tax Serial Number OWC-0029-0.

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