

AFTER RECORDING, RETURN TO:

Capital Community Bank
1909 West State Street
Pleasant Grove, UT 84062
Reference Number:
No. 301-5751509

12215426
2/2/2016 10:56:00 AM \$12.00
Book - 10400 Pg - 306-307
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

PARTIAL RECONVEYANCE
(Beneficiary)

Tax ID No.: PT of 33-11-400-033-0000

First American Title Insurance Agency, LLC, a Utah Limited Liability Company, authorized to conduct business in the State of Utah, pursuant to a written request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, that portion of the property described in said Trust Deed, which Trust Deed covers real property situated in **SALT LAKE** County, State of **UTAH**, described as follows:

Trustor(s): **Big Rock Properties, LLC., A Utah Limited Liability Company**
Beneficiary: **Capital Community Bank**
Recording Date: **October 20, 2015**
Entry #: **12145094**
Book #: **10367**
Page #: **6069**

Legal Description:

PROPOSED BIG ROCK PROPERTIES, LLC PARCEL R.O.W. DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BLUFFDALE CITY, SALT LAKE COUNTY, UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER SECTION LINE OF SAID SECTION 11 WHICH IS 45.74 FEET SOUTH 00°48'25" WEST ALONG THE SECTION LINE FROM THE SALT LAKE COUNTY SURVEY MONUMENT MARKING THE CENTER OF SAID SECTION 11 (THE BASIS OF BEARINGS IS NORTH 89°28'05" EAST 2654.18 FEET BETWEEN THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 11), AND RUNNING THENCE NORTH 84°04'27" EAST 135.37 FEET; THENCE NORTH 89°28'05" EAST 147.15 FEET TO A POINT ON A 582.50 FOOT RADIUS CURVE TO THE LEFT; THENCE 137.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°31'35" (CHORD BEARS SOUTH 69°33'22" WEST 137.20 FEET) TO A POINT OF REVERSE CURVATURE OF A 93.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 34.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°02'53" (CHORD BEARS SOUTH 73°19'02" WEST 33.97 FEET) TO A POINT OF REVERSE CURVATURE OF A 92.50 FOOT RADIUS CURVE TO THE LEFT; THENCE 134.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°02'03" (CHORD BEARS SOUTH 42°19'27" WEST 122.63 FEET); THENCE SOUTH 00°48'25" WEST 345.38 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID PROPERTY; THENCE ALONG SAID PROPERTY SOUTH 89°28'05" WEST 40.01 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE NORTH 00°48'25" EAST 478.76 FEET TO THE POINT OF BEGINNING.

Parcel I.D. No.: **33-11-400-033-0000**

The remaining property described in said Deed of Trust shall continue to be held by said Trustee under the terms thereof, as provided in said Deed of Trust, this Partial Reconveyance is named without affecting the personal liability of any person or payment of the indebtedness secured by said Deed of Trust.

In Witness Whereof, **Capital Community Bank**, as Trustee, has caused its Company name to be hereto affixed this Second day of February, 2016.

Capital Community Bank

By Steve Carlton

STATE OF UTAH)

COUNTY OF SALT LAKE)

On this 21 day of January, 2016, personally appeared before me Steve Carlton who is the Vice President of Capital Community Bank, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lindsey Paulson
Notary Public

Commission expires:

