

RECORDING REQUESTED BY;
REJECTIONS TO BE RETURNED TO:
U.S. Bank
Lending & Foreign Exchange Services
P.O. Box 5308
Portland, OR 97228

12329569
7/27/2016 1:59:00 PM \$13.00
Book - 10457 Pg - 1722-1723
Gary W. Ott
Recorder, Salt Lake County, UT
NATIONAL TITLE AGCY OF UT INC
BY: eCASH, DEPUTY - EF 2 P.

When Recorded, Mail To:
B & G UTAH PROPERTIES, L.L.C.
2750 WEST 900 SOUTH
SALT LAKE CITY UT 84104

DEED OF PARTIAL RECONVEYANCE

Prepared by: Stephani Mongelli File # 63-595142-18 Ctr # 0013902

APN: 15-09-176-006-0000

U.S. Bank National Association, whose address is 800 Nicollett Mall, Minneapolis, MN 55402, trustee under that certain Utah Deed of Trust, Security Agreement and Assignment of Rents and Leases (Including Fixture Filing Under Uniform Commercial Code) ("Trust Deed"), executed and delivered by B & G UTAH PROPERTIES, L.L.C. whose address is 2750 WEST 900 SOUTH, SALT LAKE CITY UT 84104, as grantor, dated as of December 26, 2012, recorded on December 27, 2012 as No. 11544285, Book 10092, Page 318-327, in the Mortgage Records of Salt Lake County, Utah, conveying real property situated in said county and state described in the Trust Deed, having received from the beneficiary U.S. Bank National Association, whose address is 800 Nicollett Mall, Minneapolis, MN 55402, a written request to reconvey a portion of the real property described in the Trust Deed, reciting that the obligation secured by said Trust Deed has not been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned by virtue of said Trust Deed in and to the portion of the real property described on Exhibit A attached hereto.

IN WITNESS WHEREOF, the undersigned trustee has executed this Deed as of July 7, 2016.

TRUSTEE

U.S. Bank National Association

BY: Marsha L. Heath
Donald R. Query, Assistant Commercial Officer

State of Oregon

County of Multnomah

This instrument was acknowledged before me on this 7th day of July, 2016 by Donald R. Query, Assistant Commercial Officer of U.S. Bank National Association.

Marsha L. Heath

Notary Public for the State of Oregon



EXHIBIT A

Legal Description

Beginning at a point on the existing North line of 900 South Street (66 foot right-of-way) which is North 89°50'30" West 185.67 feet and South 1156.70 feet and South 89°45'16" East 205.00 feet and South 752.20 feet parallel to the West line of Chestnut Avenue and North 89°55'00" West 250.00 feet from the North quarter corner of Section 9, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°55'00" West 333.35 feet along said existing North line; thence North 9.00 feet to the proposed North line of 900 South Street (84 foot right-of-way); thence South 89°55'00" East 333.35 feet along said proposed North line; thence South 9.00 feet to the point of beginning.