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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

04/09/2025 10:45:44 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

WHEN RECORDED MAIL TO:

Cottonwood Title Insurance Agency, Inc.

2421 East Parleys Way

Salt Lake City, UT 84109

File No.: 181462-PCF

DEED OF PARTIAL RECONVEYANCE

Cottonwood Title Insurance Agency, Inc., a Utah corporation, acting pursuant to a written request of the current beneficiary of a Deed of Trust thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, a portion of the trust property now held by it as Trustee. Said Deed of Trust was executed by Wohali Land Estates LLC, a Utah limited liability company as Trustor, to EB5AN Wohali Utah Fund, XV, LP, a Delaware limited partnership, as Beneficiary, and recorded in the office of the Summit County Recorder, State of Utah on November 9, 2022 as Entry No. 1197541.

The portion of the trust estate reconveyed by this Deed of Partial Reconveyance is the following described property located in Summit County, State of Utah:

See Exhibit A attached hereto and made a part hereof

**TAX ID NO.: WOH-1B-28; WOH-1B-27; WOH-1-9; WOH-1-8; WOH-1-3; WOH-1B-54; WOH-1B-56;
WOH-1B-25; WOH-1B-26; WOH-1B-22**

(for reference purposes only)

THIS IS A PARTIAL RECONVEYANCE. THE LIEN OF SAID DEED OF TRUST REMAINS IN FULL FORCE AND EFFECT AS TO THE REMAINDER OF THE PROPERTY DESCRIBED THEREIN.

Dated this 7th day of March, 2025.

Cottonwood Title Insurance Agency, Inc.

By: 

Name: Franklin S. Ivory

Its: President

State of Utah)

County of Salt Lake)

On this 7 day of MARCH, 2025, before me, personally appeared Franklin S. Ivory, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as President on behalf of Cottonwood Title Insurance Agency, Inc.


NOTARY PUBLIC



EXHIBIT A

Tax ID: WOH-1B-28

Lot 28, WOHALI PHASE 1B SUBDIVISION, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TOGETHER WITH perpetual non-exclusive and continuous easements and rights-of-way for (a) Primary Access Road; (b) Secondary Access Road; (c) Temporary Construction Access Roads and (d) West Loop Access Road, and Utility Easements all as more specifically defined in that certain Access & Utility Easement Agreement recorded July 7, 2020 as Entry No. 1136110 in Book 2581 at Page 1150 of official records of Summit County, State of Utah.

ALSO TOGETHER WITH easements for ingress, egress, utilities, drainage maintenance and flood water all as more particularly defined in that certain Amended & Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Wohali recorded September 25, 2023 as Entry No. 1210101 in Book 2795 at Page 1018 of official records of Summit County, State of Utah.

Tax ID: WOH-1B-27

Lot 27, WOHALI PHASE 1B SUBDIVISION, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TOGETHER WITH perpetual non-exclusive and continuous easements and rights-of-way for (a) Primary Access Road; (b) Secondary Access Road; (c) Temporary Construction Access Roads and (d) West Loop Access Road, and Utility Easements all as more specifically defined in that certain Access & Utility Easement Agreement recorded July 7, 2020 as Entry No. 1136110 in Book 2581 at Page 1150 of official records of Summit County, State of Utah.

ALSO TOGETHER WITH easements for ingress, egress, utilities, drainage maintenance and flood water all as more particularly defined in that certain Amended & Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Wohali recorded September 25, 2023 as Entry No. 1210101 in Book 2795 at Page 1018 of official records of Summit County, State of Utah.

Tax ID: WOH-1-9

Lot 9, WOHALI PHASE 1 SUBDIVISION, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TOGETHER WITH perpetual non-exclusive and continuous easements and rights-of-way for (a) Primary Access Road; (b) Secondary Access Road; (c) Temporary Construction Access Roads and (d) West Loop Access Road, and Utility Easements all as more specifically defined in that certain Access and Utility Easement Agreement recorded July 7, 2020 as Entry No. 1136110 in Book 2581 at Page 1150 of official records of Summit County, State of Utah.

Tax ID: WOH-1-8

Lot 8, WOHALI PHASE 1 SUBDIVISION, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TOGETHER WITH perpetual non-exclusive and continuous easements and rights-of-way for (a) Primary Access Road; (b) Secondary Access Road; (c) Temporary Construction Access Roads and (d) West Loop Access Road, and Utility Easements all as more specifically defined in that certain Access and Utility Easement Agreement recorded July 7, 2020 as Entry No. 1136110 in Book 2581 at Page 1150 of official records of Summit County, State of Utah.

Tax ID: WOH-1-3

Lot 3, WOHALI PHASE 1 SUBDIVISION, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TOGETHER WITH perpetual non-exclusive and continuous easements and rights-of-way for (a) Primary Access Road; (b) Secondary Access Road; (c) Temporary Construction Access Roads and (d) West Loop Access Road, and Utility Easements all as more specifically defined in that certain Access and Utility Easement Agreement recorded July 7, 2020 as Entry No. 1136110 in Book 2581 at Page 1150 of official records of Summit County, State of Utah.

Tax ID: WOH-1B-54

Lot 54, WOHALI PHASE 1B SUBDIVISION, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TOGETHER WITH perpetual non-exclusive and continuous easements and rights-of-way for (a) Primary Access Road; (b) Secondary Access Road; (c) Temporary Construction Access Roads and (d) West Loop Access Road, and Utility Easements all as more specifically defined in that certain Access & Utility Easement Agreement recorded July 7, 2020 as Entry No. 1136110 in Book 2581 at Page 1150 of official records of Summit County, State of Utah.

ALSO TOGETHER WITH easements for ingress, egress, utilities, drainage maintenance and flood water all as more particularly defined in that certain Amended & Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Wohali recorded September 25, 2023 as Entry No. 1210101 in Book 2795 at Page 1018 of official records of Summit County, State of Utah.

Tax ID: WOH-1B-56

Lot 56, WOHALI PHASE 1B SUBDIVISION, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TOGETHER WITH perpetual non-exclusive and continuous easements and rights-of-way for (a) Primary Access Road; (b) Secondary Access Road; (c) Temporary Construction Access Roads and (d) West Loop Access Road, and Utility Easements all as more specifically defined in that certain Access & Utility Easement Agreement recorded July 7, 2020 as Entry No. 1136110 in Book 2581 at Page 1150 of official records of Summit County, State of Utah.

ALSO TOGETHER WITH easements for ingress, egress, utilities, drainage maintenance and flood water all as more particularly defined in that certain Amended & Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Wohali recorded September 25, 2023 as Entry No. 1210101 in Book 2795 at Page 1018 of official records of Summit County, State of Utah.

Tax ID: WOH-1B-25

Lot 25, WOHALI PHASE 1B SUBDIVISION, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TOGETHER WITH perpetual non-exclusive and continuous easements and rights-of-way for (a) Primary Access Road; (b) Secondary Access Road; (c) Temporary Construction Access Roads and (d) West Loop Access Road, and Utility Easements all as more specifically defined in that certain Access & Utility Easement Agreement recorded July 7, 2020 as Entry No. 1136110 in Book 2581 at Page 1150 of official records of Summit County, State of Utah.

ALSO TOGETHER WITH easements for ingress, egress, utilities, drainage maintenance and flood water all as more particularly defined in that certain Amended & Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Wohali recorded September 25, 2023 as Entry No. 1210101 in Book 2795 at Page 1018 of official records of Summit County, State of Utah.

Tax ID: WOH-1B-26

Lot 26, WOHALI PHASE 1B SUBDIVISION, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TOGETHER WITH perpetual non-exclusive and continuous easements and rights-of-way for (a) Primary Access Road; (b) Secondary Access Road; (c) Temporary Construction Access Roads and (d) West Loop Access Road, and Utility Easements all as more specifically defined in that certain Access & Utility Easement Agreement recorded July 7, 2020 as Entry No. 1136110 in Book 2581 at Page 1150 of official records of Summit County, State of Utah.

ALSO TOGETHER WITH easements for ingress, egress, utilities, drainage maintenance and flood water all as more particularly defined in that certain Amended & Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Wohali recorded September 25, 2023 as Entry No. 1210101 in Book 2795 at Page 1018 of official records of Summit County, State of Utah.

Tax ID: WOH-1B-22

Lot 22, WOHALI PHASE 1B SUBDIVISION, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TOGETHER WITH perpetual non-exclusive and continuous easements and rights-of-way for (a) Primary Access Road; (b) Secondary Access Road; (c) Temporary Construction Access Roads and (d) West Loop Access Road, and Utility Easements all as more specifically defined in that certain Access & Utility Easement Agreement recorded July 7, 2020 as Entry No. 1136110 in Book 2581 at Page 1150 of official records of Summit County, State of Utah.

ALSO TOGETHER WITH easements for ingress, egress, utilities, drainage maintenance and flood water all as more particularly defined in that certain Amended & Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Wohali recorded September 25, 2023 as Entry No. 1210101 in Book 2795 at Page 1018 of official records of Summit County, State of Utah.