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Book - 11020 Pg - 432-433  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED MAIL TO:  
Cottonwood Title Insurance Agency, Inc.  
1996 East 6400 South, Suite 120  
Salt Lake City, UT 84121

File No.: 131978-CAF

## DEED OF RECONVEYANCE

Cottonwood Title Insurance Agency, Inc., authorized to conduct business in the State of Utah, and acting pursuant to a written request of the Beneficiary of a Deed of Trust thereunder, does hereby fully reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Trustee. Said Deed of Trust was executed by 1010 Sterling, LLC, a Utah limited liability company (Deed in Lieu of Foreclosure) as Trustor, to Red Bridge Capital II LLC, a Utah limited liability company, as Beneficiary, and recorded in the official records of Salt Lake County, State of Utah as follows:

Date: January 31, 2018 as Entry No. 12708213 in Book 10643 at Page 4808.

The trust estate affected by this Deed of Reconveyance pertains to the following described property located in Salt Lake County, State of Utah:

See Exhibit A attached hereto and made a part hereof

**TAX ID NO.:** 16-35-481-008 and 16-35-481-011 (for reference purposes only)

Dated this 16th day of September, 2020.

Cottonwood Title Insurance Agency, Inc.

By: 

Name: Cortlund G. Ashton  
Its: Vice President

State of Utah )

County of Salt Lake )

On the 16th day of September, 2020, personally appeared before me Cortlund G. Ashton, who being by me duly sworn did say that he is the Vice President of Cottonwood Title Insurance Agency, Inc., and that said instrument was signed in behalf of said corporation by authority of its bylaws, and said Cortlund G. Ashton acknowledged that said corporation executed the same.

  
NOTARY PUBLIC



## EXHIBIT A

### PARCEL 2A:

A tract of land situate in the Southeast quarter of the Southeast quarter of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundary of said tract of land is described as follows:

Beginning at the intersection of the Westerly right of way line of Wasatch Boulevard and the North line of said Southeast quarter of the Southeast quarter, which point is 50 feet West from the Northeast corner of said Southeast quarter of the Southeast quarter; thence West 230.00 feet; thence along a line which is parallel with and 230.00 feet perpendicularly distant Westerly from said Westerly right of way line of Wasatch Boulevard the following two courses and distances: (1) South  $00^{\circ}13'44''$  West 575.73 feet to a point of tangency with a 1629.86 foot radius curve to the right; thence (2) Southerly 297.50 feet along the arc of said curve (Note: chord to said curve bears South  $05^{\circ}38'22''$  West for a distance of 297.08 feet) to the point of a 150.00 foot radius, non-tangent curve to the left; thence Easterly 153.45 feet along the arc of said curve (Note: chord to said curve bears South  $60^{\circ}41'38''$  East for a distance of 146.84 feet); thence East 92.12 feet, to the said Westerly right of way line of Wasatch Boulevard; thence Northerly 368.55 feet along said Westerly right of way line and the arc of a 1859.86 foot, non-tangent curve to the left (Note: center of said curve bears North  $78^{\circ}14'09''$  West and the chord to said curve bears North  $06^{\circ}05'15''$  East for a distance of 367.95 feet); thence North  $00^{\circ}13'44''$  East 577.37 feet to the point of beginning.

### PARCEL 2B:

An entire tract of property situate in the Northeast quarter of the Southeast quarter of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundary of said tract of land is described as follows:

Beginning at the intersection of the Westerly right of way line of Wasatch Boulevard and the South line of said Northeast quarter of the Southeast quarter, which point is 50 feet West from the Southeast corner of said Northeast quarter of the Southeast quarter and running thence West 230.00 feet; thence North  $00^{\circ}13'44''$  East 80.00 feet along a line which is parallel with and 230.00 feet perpendicularly distant Westerly from said Westerly right of way line of Wasatch Boulevard to the Southerly non-access (N/A) line of the Interstate 215 (1-215) on ramp; thence East 100.16 feet along said N/A line; thence North  $72^{\circ}53'50''$  East 136.02 feet along said N/A line to the said Westerly right of way line of Wasatch Boulevard; thence South  $00^{\circ}13'44''$  West 120.00 feet to the point of beginning.