

When recorded, mail to:

ALTABANK, DIVISION OF GLACIER BANK  
2174 West Grove Parkway  
Pleasant Grove, UT 84062  
Attn: Director of Lending Operations

13839571  
12/3/2021 4:14:00 PM \$40.00  
Book - 11277 Pg - 9470-9472  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
BACKMAN TITLE SERVICES  
BY: eCASH, DEPUTY - EF 3 P.

### DISCLAIMER AND PARTIAL RELEASE

---

This Disclaimer and Partial Release (this "Disclaimer") is made as of November 30, 2021, with respect to that certain Deed of Trust (the "Trust Deed") executed by JMK Limited Partnership, as Trustor, in favor of Altabank, Division of Glacier Bank, a Montana corporation and successor by merger to Altabank, as Beneficiary, which Trust Deed was recorded on August 3, 2021, as Entry No. 13735431 in Book 11216 at Page 7560-7569 with the Salt Lake County Recorder, State of Utah, with respect to certain Real Property located in West Valley, Utah and described on Exhibit A attached hereto.

Capitalized terms not otherwise defined pursuant to this Disclaimer shall have the meanings given in the Trust Deed.

In the event the Real Property is or will be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Beneficiary hereby disclaims and releases any security interest in any Personal Property to the extent that any such Personal Property are not those items specifically covered (currently or hereafter) by Coverage A of the standard flood insurance policy issued in accordance with the National Flood Insurance Program or under equivalent coverage similarly issued by a private insurer to satisfy the National Flood Insurance Act (as amended).

All other terms and provisions of the Trust Deed shall remain valid and enforceable and, as except as expressly stated in this Disclaimer, Beneficiary reserves all right, title and interest granted by the Trust Deed.


**\*\*Signature on following page\*\***

ACCOMMODATION: Backman Title Services makes no representation as to condition of title or assumes responsibility for validity, sufficiency, and effect of document on property.

IN WITNESS WHEREOF, Beneficiary has executed this Disclaimer and Partial Release as of the date stated above.

BENEFICIARY:

ALTABANK, DIVISION OF GLACIER BANK,  
a Montana corporation

By:   
Name: Judd Kirkham  
Its: EVP/Chief Credit Officer

STATE OF UTAH                    )  
  : ss.  
COUNTY OF UTAH            )

On this 30th day of November, 2021, before me a Notary Public, personally appeared Judd Kirkham, known to me to be the EVP/Chief Credit Officer of Altabank, Division of Glacier Bank, a Montana corporation, who executed the within instrument on behalf of said company therein named, and acknowledged to me that said company executed the same.



  
NOTARY PUBLIC

Residing in: Seit Lake County, UT

My commission expires: 06/19/2022

**EXHIBIT A**  
**LEGAL DESCRIPTION OF REAL PROPERTY**

Real property located in Salt Lake County, State of Utah, described as follows:

Tax Parcel No(s): 15-23-176-010

the following described tract of land in Salt Lake County, State of Utah, to-wit:

The consolidated parcel combining tax parcels 15-23-176-007 and 15-23-176-009 situate in the West Half of the Northwest Quarter of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point which is South 1471.81 feet and East 1588.15 feet from the Northwest Corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian, basis of bearing is North 89°59'15" East 2638.94 feet measured between said Northwest Corner and the North Quarter Corner of same said section, said point of beginning being on a 450.00 foot radius curve to the right; thence 165.36 feet along the arc of said curve, chord bears North 14°36'17" East 164.43 feet to a point of a 745.00 foot radius compound curve to the right; thence 182.80 feet along the arc of said curve, chord bears North 32°09'39" East 182.34 feet, to a point on a 90.00 foot radius curve to the left; thence 44.92 feet along the arc of said curve, chord bears South 73°09'05" East 44.45 feet; thence South 41°54'55" East 873.83 feet to a point on the northerly right of way line of 2320 South Street; thence South 89°55'00" West 743.09 feet along said northerly right of way line; thence North 34°49'36" West 29.01 feet to a point on the easterly right of way line of 1070 West Street; thence North 00°03'40" West 107.66 feet along said easterly right of way line of 1070 West Street; thence South 89°56'20" West 6.0 feet; to a point on said easterly right of way line; thence North 00°03'40" West 114.34 feet along said easterly right of way line; thence North 02°37'24" East 37.93 feet along said easterly right of way line; thence South 89°44'14" East 7.31 feet; thence North 17°33'30" East 21.44 feet; thence North 00°06'01" West 46.61 feet; thence West 14.33 feet to the point of beginning.