

WHEN RECORDED MAIL TO:  
Cottonwood Title Insurance Agency, Inc.  
7020 South Union Park Avenue  
Midvale, UT 84047

File No.: 165245-DMO

## SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

### APPOINTMENT OF SUCCESSOR TRUSTEE:

Mountain America Federal Credit Union ("**Current Beneficiary**"), the current beneficiary under that certain Deed of Trust (the "**Trust Deed**") executed by FIB, LC, a Utah limited liability company as Trustor, in which Mountain America Federal Credit Union is named Trustee and Mountain America Federal Credit Union is named Beneficiary, recorded in the office of the Salt Lake County Recorder, State of Utah on March 30, 2007 as Entry No. 10052008 in Book 9443 beginning at Page 5888, hereby appoints Cottonwood Title Insurance Agency, Inc. ("**CTIA**"), a Utah corporation, as Successor Trustee under the Trust Deed, and ratifies and confirms any action taken on behalf of Current Beneficiary by Successor Trustee prior to the recording of this instrument.

The real property described in the Trust Deed, located in Salt Lake County, State of Utah, is as follows:

**See Exhibit A attached hereto and made a part hereof**

Parcel Number(s): 15-22-201-032 (for Reference Purposes Only)

### REQUEST FOR RECONVEYANCE:

Current Beneficiary, as the present legal owner and holder of the Note and all other indebtedness secured by the Trust Deed, hereby certifies to Successor Trustee that said Note together with all indebtedness secured by the Trust Deed has been fully satisfied, and hereby requests that Successor Trustee fully reconvey without warranty, to the person(s) entitled thereto, all of the estate now held by Successor Trustee thereunder.

### DEED OF RECONVEYANCE:

CTIA hereby accepts the appointment as Successor Trustee under the Trust Deed, and as Successor Trustee hereby fully reconveys, without warranty, to the person(s) entitled thereto, the trust property now held by it as Trustee. This Deed of Reconveyance is made in response to the above Request for Reconveyance from the Current Beneficiary.

Dated as of March 8th, 2023.

Mountain America Federal Credit Union

Cottonwood Title Insurance Agency, Inc.

BY: [Signature]  
Name: Alan Jorgensen  
Its: Serving Manager

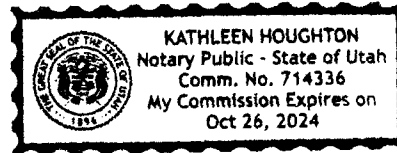
BY: [Signature]  
Name: Franklin S. Ivory  
Its: President

State of Utah )

County of Salt Lake )

On March 8, 2023, before me, a notary public, personally appeared Alan Jorgensen  
proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document,  
and acknowledged that he/she executed the same for its stated purpose on behalf of  
Mountain America C.U.

Kathleen Houghton  
(notary signature)

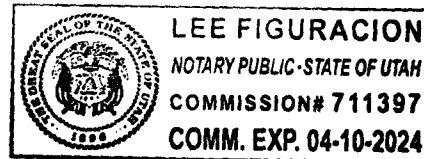


State of Utah )

County of Salt Lake )

On MARCH 8, 2023, before me, a notary public, 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 that he/she executed the same for its stated purpose on behalf of Cottonwood Title  
Insurance Agency, Inc.

Lee Figuracion  
(notary signature)



**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1:**

Beginning at a point on the South line of 2100 South Street, said point being East 656.16 feet and South 44.76 feet from the North quarter corner of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence along said South line North 89°43' East 130.00 feet; thence South 0°04'26" West 354.66 feet to the North line of a State Highway; thence along said North line North 81°44' West 131.34 feet; thence North 0°04'26" East 335.228 feet to the point of beginning.

**PARCEL 1A:**

A non-exclusive easement for ingress and egress purposes, appurtenant to Parcel 1, as established by that certain Warranty Deed recorded June 21, 1981 as Entry No. 3578872 in Book 5264 at Page 368 of Official Records, and that certain Grant of Easement recorded August 2, 1999 as Entry No. 7429640 in Book 8289 at Page 8831 of Official Records over the West 15 feet of the following described property:

Beginning at a point on the South line of 2100 South Street, said point being East 786.16 feet and South 44.12 feet from the North quarter corner of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence along said South Line North 89°43' East 230.69 feet; thence South 0°04'26" West 389.405 feet to the North line of a State Highway; thence along said North line North 81°44' West 233.06 feet; thence North 0°04'26" East 354.66 feet to the point of beginning.