

When Recorded Mail To:

Meridian Title Company
64 East 6400 South, Suite 100
Salt Lake City, Utah 84107
MTC File No.: 331794

14135515 B: 11435 P: 5152 Total Pages: 3
08/01/2023 08:15 AM By: avice Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

SUBSTITUTION OF TRUSTEE AND PARTIAL RECONVEYANCE

Substitution of Trustee and Request for Partial Reconveyance:

MERIDIAN TITLE COMPANY is Trustee or is hereby appointed Successor Trustee and is hereby requested to partially reconvey that the portion of the trust property described below for the following described Trust Deed:

A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;

Amount:	\$2,249,000.00
Dated:	January 19, 2022
Trustor:	Mountain Ridge Management, LLC, a Utah limited liability company
Trustee:	First Utah Bank
Beneficiary:	First Utah Bank
Recorded:	January 28, 2022 as Entry No. <u>13878585</u> in Book 11299 at Page 4236 of Public Records.

Partial Reconveyance:

Meridian Title Company as Trustee under the above described Trust Deed, pursuant to the above-written request of the Beneficiary, does hereby reconvey, without warranty, to the person or persons entitled thereto, a portion only of the trust property now held by it as Trustee or Successor Trustee under said Trust Deed, which portion so reconveyed consists of real property situated in Salt Lake County, State of Utah described as follows:

Parcel 1: [UDOT Parcel No. 0154:1133:A]

A parcel of land in fee for the widening of existing State Route 154 known as Project No. S-0154(97)10, being part of an entire tract of property situate in the NE1/4 SW1/4 of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the northeast corner of said entire tract, being in the existing southerly highway right of way and limited access line of said SR-154; which point is 993.19 feet North 89°51'00" West along the section line and 91.26 feet South 00°01'21" West from the center of said Section 4; and running thence South 00°01'21" West 20.44 feet along the easterly boundary line of said entire tract to a point 95.00 feet perpendicularly distant southerly from the right of way control line of said SR-154, opposite approximate

Engineers Station 1018+82.59; thence North 74°12'18" West 219.81 feet to the existing southerly highway right of way and limited access line of said SR-154, at a point 74.94 feet perpendicularly distant southerly from the right of way control line of said SR-154, opposite approximate Engineers Station 1016+63.69; thence South 79°27'01" East 215.16 feet along said existing southerly highway right of way and limited access line to the point of beginning.

(Note: Rotate above bearings 00°19'51" clockwise to equal Highway bearings)

Parcel 2: [UDOT Parcel No. 0154:1133:PUE]

A public utility easement upon part of an entire tract of property situate in the NE1/4 SW1/4 of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake County, Utah to facilitate the widening of existing SR-154 (Bangerter Highway), known as Project No. S-0154(97)10. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the southerly highway right of way and no-access line of said project and the easterly boundary line of said entire tract, which point is 993.19 feet North 89°51'00" West along the section line and 111.70 feet South 00°01'21" West from the center of said Section 4; and running thence South 00°01'21" West 31.17 feet along the easterly boundary line of said entire tract to a point 125.65 feet perpendicularly distant southerly from the right of way control line of said SR-154, opposite approximate Engineers Station 1018+88.29; thence North 74°12'18" West 273.36 feet to the westerly boundary line of said entire tract at a point 100.70 feet perpendicularly distant southerly from the right of way control line of said SR-154, opposite approximate Engineers Station 1016+16.07; thence North 00°01'51" East 26.19 feet along said westerly boundary line to the existing southerly highway right of way and limited access line of said SR-154; thence South 79°27'01" East 52.41 feet along said existing southerly highway right of way and limited access line to the southerly highway right of way and no-access line of said project; thence South 74°12'18" East 219.81 feet along said southerly highway right of way and no-access line to the point of beginning.

(Note: Rotate above bearings 00°19'51" clockwise to equal Highway bearings)

33-04-326-002

[Signatures on following page]

Beneficiary:

First Utah Bank

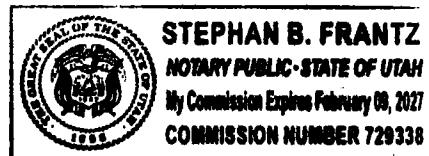
Dated this 21 day of July, 2023.

By: Allen Erickson
Name: ALLEN ERICKSON
Its: SVP

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 21 day of July, 2023, by
Allen Erickson the SVP of First Utah
Bank, the Beneficiary.

NOTARY PUBLIC



Meridian Title Company:

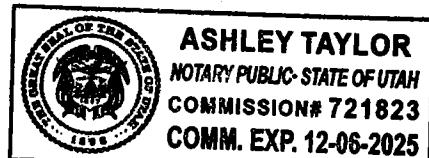
Dated this 31 day of July, 2023.

By: Anam Schab
Anam Schab, Reconveyance Officer

STATE OF UTAH)
ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 31 day of July, 2023, by
Anam Schab, Reconveyance Officer of Meridian Title Company.

Ashley Taylor
NOTARY PUBLIC



Partial Reconveyance

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