

14155277 B: 11446 P: 3511 Total Pages: 2
09/22/2023 10:11 AM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: I-D ELECTRIC
3690 S 600 W STE 100 SALT LAKE CITY, UT 84116



Mail Recorded Return To:
Beehive Stud Rockers, LLC
537 W. 600 S., Suite 400
Salt Lake City, Utah 84101

Parcel ID No.: 27-31-376-003

PARTIAL RELEASE OF NOTICE OF MECHANIC'S LIEN AND NOTICE OF LIS PENDENS

I-D Electric Co, a Utah corporation, also known as I-D Electric, Inc., ("I-D Electric"), caused that certain Notice of Mechanic's Lien to be recorded with the Salt Lake County Recorder February 17, 2023 as Entry No. 14073537 (the "Construction Lien"). I-D Electric then caused that certain Notice of Lis Pendens to be recorded with the Salt Lake County Recorder on August 7, 2023 as Entry No. 14138121 (the "Lis Pendens") in connection with Case No. 230905786 in the Third Judicial District Court, Salt Lake County, State of Utah (the "Lawsuit"). The real property subject to the Construction Lien and Lis Pendens is located in Salt Lake County, State of Utah and more particularly described as follows (the "Property"):

BEG S 89°34'03" E 1916.92 FT & N 0°25'57" E 149.17 FT FR SW COR SEC 31, T3S, R1W, SLM; N 0°34'50" E 167.70 FT; NW'LY ALG 100 FT RADIUS CURVE TO L, 11.38 FT (CHD N 2°40'47" W); N 5°56'24" W 59.05 FT; NW'LY ALG 100 FT RADIUS CURVE TO R, 11.38 FT (CHD N 2°40'47" W); N 0°34'50" E 889.12 FT; S 89°25'15" E 950.75 FT; SW'LY ALG 30 FT RADIUS CURVE TO L, 25.11 FT (CHD S 18°25'07" W); SE'LY ALG 112 FT RADIUS CURVE TO L, 29.27 FT (CHD S 13°02'41" E); S 20°31'57" E 91.30 FT; SE'LY ALG 153 FT RADIUS CURVE TO L, 29.37 FT (CHD S 14°16'41" E); S 19°41'10" E 46.06 FT; S 20°12'44" E 489.99 FT; SE'LY ALG 195 FT RADIUS CURVE TO R, 70.49 FT (CHD S 9°51'24" E); S 0°29'56" W 261.30 FT; S 3°25' E 43.93 FT; S 0°29'56" W 161.88 FT; SE'LY ALG 30 FT RADIUS CURVE TO L, 28.99 FT (CHD S 27°10'51" E); N 88°17'31" W 485.69 FT; N 89°33'54" W 325 FT; N 85°45'03" W 97.72 FT; N 89°33'54" W 244.87 FT; N 44°07'42" W 55.55 FT; N 0°11'47" W 35.07 FT; S 89°48'13" W 9.22 FT TO BEG.

Tax Parcel No. 27-31-376-004-0000

I-D Electric hereby releases a portion of said Property (the "Released Property") located in the Southeast quarter of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah in its Construction Lien, Lis Pendens, and Lawsuit more particularly described as follows:

Beginning at a point being on the East line of that certain Special Warranty Deed recorded January 16, 2019 as Entry No. 12920129 in Book 10746 at Page 2826 in the office of the Salt Lake County Recorder, said point also being South 89°33'36" East 238.31 feet, along the section line, and North 00°26'24" East 1148.16 feet from the South quarter corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 20°31'57" West 91.30 feet; thence Northerly 29.27 feet along the arc of a 112.00 foot radius curve to the right, through a central angle of 14°58'32", (chord bears North 13°02'41" West 29.19 feet); thence Northerly 25.11 feet along the arc of a 30.00 foot radius curve to the right, through a central angle of 47°57'03", (chord bears North 18°25'07" East 24.38 feet) to the South

line of 13200 South Street; thence along said South line, South 89°25'15" East 39.52 feet to the aforesaid East line of that Special Warranty Deed; thence along said East line, the following three (3) courses: (1) Southwesterly 24.18 feet along the arc of a 29.50 foot radius curve to the left, through a central angle of 46°57'13", (chord bears South 23°59'12" West 23.50 feet); (2) South 00°30'35" West 90.73 feet; and (3) Southerly 24.56 feet along the arc of a 153.00 foot radius curve to the left, through a central angle of 09°11'48", (chord bears South 04°05'19" East 24.53 feet) to the point of beginning.

Basis of Bearing being South 89°33'36" East between the South quarter corner and the Southeast corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

I-D Electric hereby releases and terminates, with prejudice, the Construction Lien and Lis Pendens as to the Released Property only. All claims and interests related to the Property, excluding the Released Property, listed in the Construction Lien, Lis Pendens, and Lawsuit remain in full force and effect.

Dated September 20, 2023.

**I-D Electric Co,
a Utah corporation**

By: K. Adam Olson
Name: K. Adam Olson
Its: President

STATE OF UTAH
COUNTY OF SALT LAKE

On this 10th day of September 2023, personally appeared before me K. Adam Olson, the signer of the above instrument, who duly acknowledged to me that he executed the same as President on behalf of I-D Electric Co, a Utah corporation.

Michelle Hannah Smith
Notary Public

