

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

14156726 B: 11447 P: 719 Total Pages: 2
09/26/2023 02:01 PM By: salvarado Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

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

PARTIAL RELEASE OF AMENDED NOTICE OF LIEN AND NOTICE OF LIS PENDENS

Beehive Stud Rockers, LLC, a Utah limited liability company, dba BHS Rockers ("Beehive"), caused that certain Amended Notice of Construction Lien to be recorded with the Salt Lake County Recorder on October 17, 2022 as Entry No. 14030531 (the "Construction Lien"). Beehive then caused that certain Notice of Lis Pendens to be recorded with the Salt Lake County Recorder on December 1, 2022 as Entry No. 14048109 (the "Lis Pendens") in connection with Case No. 220907233 in the Third District Court, Salt Lake County, State of Utah (the "Lawsuit").

Beehive erroneously included certain real property (the "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.

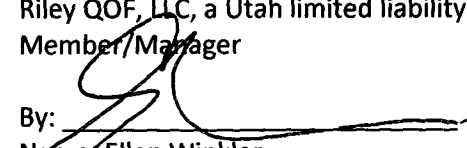
Basis of Bearing being South 89°33'36" East between the South quarter corner and the Southeast corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

Beehive hereby releases and terminates, with prejudice, the Construction Lien and Lis Pendens only as to the Property and any other liens, rights, or interests Beehive may have in and to the Property. All claims related to other property listed in the Construction Lien, Lis Pendens, and Lawsuit remain in force.

Dated: September 26, 2023.

**Beehive Stud Rockers, LLC,
a Utah limited liability company, dba BHS Rockers**

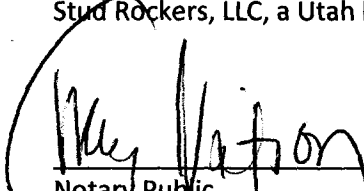
Riley QOF, LLC, a Utah limited liability company
Member/Manager

By: 
Name: Ellen Winkler
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 26th day of September 2023, personally appeared before me Ellen Winkler, the signer of the above instrument, who duly acknowledged to me that he/she executed the same on behalf of Beehive Stud Rockers, LLC, a Utah limited liability company, dba BHS Rockers.



Notary Public

