

Prepared by:  
First American Title Insurance Company  
10808 S River Front Pkwy, Ste 175  
South Jordan, UT 84095  
(801)576-8400

14201179 B: 11469 P: 9778 Total Pages: 3  
02/02/2024 04:47 PM By: Jattermann Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN - SALT LAKE ESCROW  
215 S STATE ST STE 280 SALT LAKE CITY, UT 841112337

AFTER RECORDING RETURN TO:

First American Title  
10808 South River Front Parkway Ste 175  
South Jordan, Utah 84095

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

### **SUBSTITUTION OF TRUSTEE**

Escrow No. **390-6275876 (VL)**  
A.P.N.: **28-08-101-063-0000**

**First American Title Insurance Company 560 South 300 East, Salt Lake City, UT 84111** a title company authorized to do business under the laws of the State of Utah, is hereby appointed successor Trustee under that certain Trust Deed, executed by

FPA Sandy Mall Associates, LLC, a Delaware limited liability company and FPA Sandy Pads, LLC, a Delaware limited liability company

as Trustor, in which

Cottonwood Title Insurance Agency, Inc., a Utah corporation

is named as Trustee, and

UMPQUA Bank, an Oregon state-charted bank

is named Beneficiary, and was recorded September 29, 2021, as Entry No. 13786220 in Book No. 11246, at Page No. 8657 of official records of Salt Lake County, UT. Said Trust Deed covers the following described real property situated in Salt Lake County, State of UT:

**See Attached exhibit "A" made a part hereof**

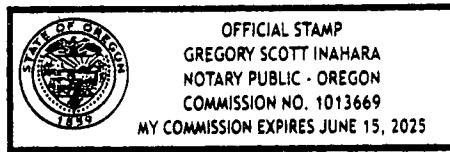
Dated this 19<sup>th</sup> day of October, 2023.

UMPQUA Bank



Tom Remmers, Senior Vice President

STATE OF Oregon )  
County of Multnomah )ss.



On October 19<sup>th</sup>, 2023, before me, the undersigned Notary Public, personally appeared , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: June 15 2025



Notary Public

**EXHIBIT A**  
**to Deed of Trust**

**Legal Description**

**PARCEL 1:**

Lots 1 and 8, SANDY MALL SUBDIVISION, according to the official plat, recorded May 23, 2016 as Entry No. 12284382 in Book 2016P of Plats at Page 113, official records.

**PARCEL 1A:**

Benefits, easements and parking rights contained in that certain Restrictive Covenants, Easements and Maintenance Agreement recorded March 18, 1998 as Entry No. 6895235 in Book 7913 at Page 635, official records.

**PARCEL 1B:**

Benefits, easements and parking rights contained in that certain Declaration of Covenants, Conditions and Restrictions and Grants of Easements for Sandy Mall Subdivision Sandy, Utah, recorded September 29, 2016 as Entry No. 12377304 in Book 10482 at Page 2005, official records.

**PARCEL 2:**

Lots 2, 3 and 5, SANDY MALL SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded May 23, 2016 as Entry No. 12284382 in Book 2016P at Page 113.

**PARCEL 2A:**

The appurtenant nonexclusive easements for vehicular and pedestrian ingress and egress, vehicular parking, and utilities as contained in that certain Restrictive Covenants, Easements and Maintenance Agreement recorded March 18, 1998 as Entry No. 6895235 in Book 7913 at Page 635 in the official records of the Salt Lake County Recorder.

**PARCEL 2B:**

The appurtenant non-exclusive easements for access and passage, parking, utilities, and drainage as contained in that certain Declaration of Covenants, Conditions and Restrictions and Grants of Easements for Sandy Mall Subdivision recorded September 29, 2016 as Entry No. 12377304 in Book 10482 at Page 2005 in the official records of the Salt Lake County Recorder.