

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
1996 East 6400 South, Suite 120
Salt Lake City, UT 84121

14202063 B: 11470 P: 4329 Total Pages: 2
02/06/2024 04:39 PM By: Jattermann 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

File No.: 153116-TOF

DEED OF PARTIAL RECONVEYANCE

Cottonwood Title Insurance Agency, Inc., authorized to conduct business in the State of Utah, and acting pursuant to a written request of the current beneficiary of a Term Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, a portion of the trust property now held by it as Trustee. Said Term Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing was executed by Academy Village Land Holdings, LLC, a Utah limited liability company as Trustor, to Zions Bancorporation, N.A., dba Zions First National Bank, as Beneficiary, and recorded in the office of the Salt Lake County Recorder, State of Utah on February 14, 2019 as Entry No. 12934262 in Book 10752 beginning at Page 8769 and that certain Supplemental Trust Deed dated January 13, 2022, executed by Academy Village Land Holdings, LLC, a Utah limited liability company as Trustor in which Zions Bancorporation, N.A., dba Zions First National Bank is named Beneficiary, Zions Bancorporation, N.A., dba Zions First National Bank is named as Trustee, and recorded in the office of the Salt Lake County Recorder, State of Utah on April 28, 2022 as Entry No. 13941988 in Book 11333 at Page 5697 and that certain Second Supplemental Trust Deed dated January 5, 2024, executed by Academy Village Land Holdings, LLC, a Utah limited liability company as Borrower in which Zions Bancorporation, N.A., dba Zions First National Bank is named Lender, and recorded in the office of the Salt Lake County Recorder, State of Utah on February 1, 2024 as Entry No. 14200157 in Book 11469 at Page 4318.

The portion of the trust estate affected by this Deed of Partial Reconveyance is the following described property located in Salt Lake County, State of Utah:

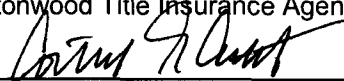
POD 35-H and POD 35-I, ACADEMY VILLAGE POD 35, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on March 31, 2022 as Entry No. 13923201 in Book 2022P at Page 92.

TAX ID NO.: 33-07-428-011 and 33-07-428-012 (for Reference Purposes Only)

THIS IS A PARTIAL RECONVEYANCE. THE LIEN OF SAID DEED OF TRUST REMAINS IN FULL FORCE AND EFFECT AS TO THE REMAINDER OF THE PROPERTY SECURED THEREBY.

Dated this 4th day of February, 2024.

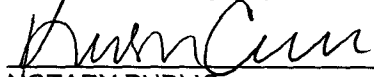
Cottonwood Title Insurance Agency, Inc.

By: 
Name: Cortlund G. Ashton
Its: Vice President

State of Utah)

County of Salt Lake)

On this 10th day of February, 2024, before me, personally appeared Cortlund G. Ashton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Vice President on behalf of Cottonwood Title Insurance Agency, Inc.



NOTARY PUBLIC

