

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
2421 East Parleys Way
Salt Lake City, UT 84109

14228954 B: 11485 P: 1583 Total Pages: 3
04/17/2024 12:30 PM By: dkilpack Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

File No.: 177501-DJP

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

APPOINTMENT OF SUCCESSOR TRUSTEE:

Low Book Sales Management Group, LLC ("**Current Beneficiary**"), the current beneficiary under that certain Deed of Trust (the "**Trust Deed**") executed by Miguel Alpizar as Trustor, in which Legends Title LLC is named Trustee and Low Book Sales Management Group, LLC is named Beneficiary, recorded in the office of the Salt Lake County Recorder, State of Utah on January 24, 2022 as Entry No. 13875840 in Book 11297 beginning at Page 9001, hereby appoints Cottonwood Title Insurance Agency, Inc. ("**CTIA**"), a Utah corporation, as Successor Trustee under the Trust Deed, and ratifies and confirms any action taken on behalf of Current Beneficiary by Successor Trustee prior to the recording of this instrument.

The real property described in the Trust Deed, located in Salt Lake County, State of Utah, is as follows:

See Exhibit A attached hereto and made a part hereof

Parcel Number(s): 22-16-429-103 (for Reference Purposes Only)

REQUEST FOR RECONVEYANCE:

Current Beneficiary, as the present legal owner and holder of the Note and all other indebtedness secured by the Trust Deed, hereby certifies to Successor Trustee that said Note together with all indebtedness secured by the Trust Deed has been fully satisfied, and hereby requests that Successor Trustee fully reconvey without warranty, to the person(s) entitled thereto, all of the estate now held by Successor Trustee thereunder.

DEED OF RECONVEYANCE:

CTIA hereby accepts the appointment as Successor Trustee under the Trust Deed, and as Successor Trustee hereby fully reconveys, without warranty, to the person(s) entitled thereto, the trust property now held by it as Trustee. This Deed of Reconveyance is made in response to the above Request for Reconveyance from the Current Beneficiary.

Dated as of April 12, 2024.

Low Book Sales Management Group, LLC

BY: 

Name: **David Farrell Nielson**
Its: ~~Manager~~ Manager

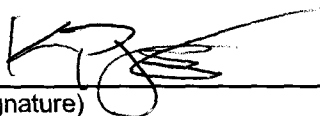
Cottonwood Title Insurance Agency, Inc.

BY: 

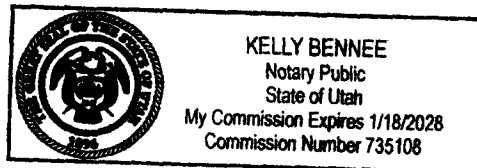
Name: **Franklin S. Ivory**
Its: President

State of Utah)
County of Salt Lake)

On April 16, 2024, before me, a notary public, personally appeared David Farrell Nielson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that he/she executed the same for its stated purpose on behalf of Low Book Sales Management Group, LLC .

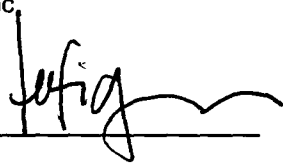


(notary signature)



State of Utah)
County of Salt Lake)

On April 16, 2024, before me, a notary public, personally appeared Franklin S. Ivory, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that he/she executed the same for its stated purpose on behalf of Cottonwood Title Insurance Agency, Inc.



(notary signature)



**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 1, CHARLESTON PLACE P.U.D. PHASE 1, Vacating and Amending Charleston Place Condominiums, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax Id No.: 22-16-429-103