

178077-CP1

WHEN RECORDED RETURN TO:

Jacob D. Anderson
233 N. 1250 W., Suite 202
Centerville, Utah 84014

14269123 B: 11507 P: 3693 Total Pages: 2
07/26/2024 03:41 PM By: adavis 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

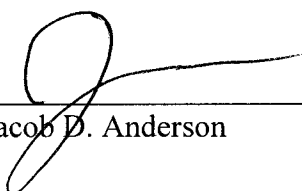
Affects Parcel ID No. 26-34-226-005,
26-34-226-012, 26-34-226-022

PARTIAL RECONVEYANCE OF TRUST DEED

WHEREAS, Jacob D. Anderson, Trustee, under the Trust Deed described below, has received from the Beneficiary thereunder, in accordance with the provisions of the same and of Utah Code Ann. §57-1-33.1 (2001), a request to partially reconvey the Trust Deed only as to the property described below, which property was conveyed by that certain Deed of Trust executed by OLYMPIA RANCH, LLC, a Utah limited liability company, as Trustor, under which JACOB D. ANDERSON was the trustee, and LAST HOLDOUT PROPERTIES, LLC, a Utah limited liability company, is the Beneficiary (the "Trust Deed"), which Trust Deed was recorded on January 11, 2022 as Entry No. 13867660 in Book 11293 beginning at Page 4641 in the official records of the Salt Lake County Recorder.

THEREFORE, in consideration of the foregoing, Jacob D. Anderson, as Trustee, does hereby partially reconvey, without warranty, to the person or persons entitled thereto, only the real property described, located in Salt Lake County, Utah, as more particularly described in Exhibit "A" hereto.

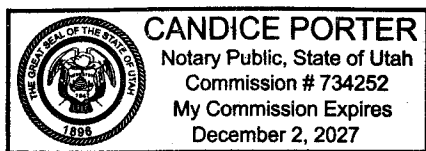
DATED this 8 day of July, 2024.

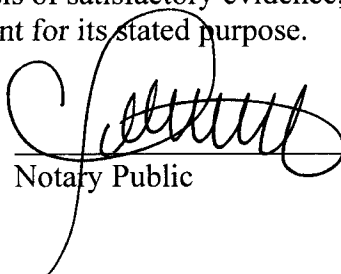


Jacob D. Anderson

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 8 day of July, 2024, personally appeared before me Jacob D. Anderson, personally known to me or proved to me on the basis of satisfactory evidence, and acknowledged that he voluntarily executed the foregoing instrument for its stated purpose.





Notary Public

Exhibit "A"

(legal description of the property)

Mt. Rainier at Olympia Phase 1

Olympia TD&N Area 1 - 1/11/22 Portion

A parcel of land situate in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being North 89°30'06" West 114.95 feet along the section line and South 1,324.54 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°31'41" West 747.45 feet;
thence North 00°04'33" West 401.12 feet;
thence Northwesterly 118.39 feet along the arc of a 522.50 foot radius curve to the left (center bears South 12°54'22" West and the chord bears North 83°35'06" West 118.13 feet with a central angle of 12°58'55");
thence South 89°55'27" West 20.84 feet;
thence North 00°04'33" West 228.66 feet;
thence South 89°32'10" East 206.97 feet;
thence Southeasterly 307.56 feet along the arc of a 523.50 foot radius curve to the right (center bears South 00°27'50" West and the chord bears South 72°42'19" East 303.15 feet with a central angle of 33°39'41");
thence Southeasterly 120.08 feet along the arc of a 68.50 foot radius curve to the right (center bears South 35°26'36" West and the chord bears South 04°20'10" East 105.29 feet with a central angle of 100°26'28");
thence South 44°36'10" West 7.96 feet;
thence South 45°23'50" East 133.50 feet;
thence North 44°36'10" East 22.12 feet;
thence Southeasterly 186.69 feet along the arc of a 330.50 foot radius curve to the right (center bears South 18°48'01" West and the chord bears South 55°01'02" East 184.22 feet with a central angle of 32°21'54");
thence South 38°50'05" East 47.56 feet;
thence Southeasterly 117.49 feet along the arc of a 570.00 foot radius curve to the right (center bears South 51°09'55" West and the chord bears South 32°55'46" East 117.29 feet with a central angle of 11°48'37");
thence Southeasterly 132.74 feet along the arc of a 300.00 foot radius curve to the right (center bears South 62°58'49" West and the chord bears South 14°20'40" East 131.66 feet with a central angle of 25°21'03") to the point of beginning.

Contains 370,613 Square Feet or 8.508 Acres