

14278491 B: 11512 P: 7518 Total Pages: 2
08/21/2024 10:15 AM 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

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
7020 South Union Park Avenue
Midvale, UT 84047

File No.: 175148-LKF

DEED OF PARTIAL RECONVEYANCE

Cottonwood Title Insurance Agency, Inc., a Utah corporation, acting pursuant to a written request of the current beneficiary of a Deed of Trust 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 Deed of Trust was executed by Colton K. Dansie and Vanessa R. Dansie, joint tenants as Trustor, to Mortgage Electronic Registration Systems, Inc. "MERS", solely as nominee for My Move Mortgage, LLC, a Limited Liability Corporation, dba Momentum Loans, as Beneficiary, and recorded in the office of the Salt Lake County Recorder, State of Utah on May 3, 2022 as Entry No. 13945417 .

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

See attached Exhibit "A"

MERS and Min Number: 101402700000225214

TAX ID NO.: 26-35-351-044 (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 DESCRIBED THEREIN.

Dated this 19 day of Aug, 2024.

Cottonwood Title Insurance Agency, Inc.

By: [Signature]
Name: Franklin S. Ivory
Its: President

State of Utah)

County of Salt Lake)

On this 19 day of Aug, 2024, before me, 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 before me that he executed the same as President on behalf of Cottonwood Title Insurance Agency, Inc.

[Signature]
NOTARY PUBLIC



**EXHIBIT A
PROPERTY DESCRIPTION**

BEGINNING AT A POINT ON THE EAST LINE OF THE 66 FOOT WIDE RIGHT OF WAY FOR ROSE CANYON ROAD, SAID POINT BEING NORTH 0°13'34" EAST, ALONG THE SECTION LINE, 799.98 FEET AND SOUTH 89°46'26" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°46'26" EAST, 183.98 FEET; THENCE SOUTH 00°13'34" WEST, 45.00 FEET; THENCE NORTH 89°46'26" WEST, 163.98 FEET; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 45°13'34" WEST 28.28 FEET) TO THE EAST LINE OF ROSE CANYON ROAD; THENCE NORTH 00°13'34" EAST, ALONG THE EAST LINE OF SAID ROAD, 65.00 FEET; TO THE POINT OF BEGINNING.

Tax Id No.: 26-35-351-044