

Return to: Attn: Michelle Schlentz
2200 East 4500 South Ste 130
Holladay, UT 84117

14338169 B: 11545 P: 8783 Total Pages: 9
01/22/2025 11:46 AM By: tpham 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

Parcel Nos. 22-03-328-001 and 22-03-334-022

File 182537-TOF + 182538-TOF

PARTIAL TERMINATION AND RELEASE OF EASEMENT

Reference is made to that certain Easement Agreement recorded March 25, 2021 in the records of the Salt Lake County Recorder as Entry 13610180 in Book 11143 at Pages 8876 to 8914 (the "Cross Easement Agreement"). Pursuant to the Cross Easement Agreement, (1) Medical Village, LLC ("Medical Village") granted a non-exclusive access easement over and across a portion of its real property located in Salt Lake County described in Exhibit 1 hereto (the "Medical Village Parcel") to the owners of the eight units (the "Condo Owners") of the Village Professional Building Condominium (the "Condo"); and (2) the Condo Owners granted a non-exclusive access easement over and across a portion of the common area of the Condo described in Exhibit 2 hereto (the "Condo Parcel"). The area of the easement burdening the Condo Parcel and benefitting the Medical Village Parcel was depicted and described in Exhibits E and G to the Cross Easement Agreement (the "Village Professional Easement Area").

The Medical Village Parcel is now owed by Henry Walker Development, LLC, a Utah limited liability company ("Henry Walker"). Henry Walker and the current Condo Owners have mutually agreed to terminate, release and abandon a portion of the easement over and across the Village Professional Easement Area.

Accordingly, Henry Walker and the undersigned current Condo Owners hereby terminate, release and abandon the easement over and across that portion of the Village Professional Easement Area depicted in Exhibit 3 and described in Exhibit 4 hereto (the "Released Easement Area"), and hereby terminate and remove the effect of the easement as to the Released Easement Area. Except as specifically provided herein, the Cross Easement Agreement, its terms, conditions and provisions, and the easements created thereunder, remain in full force and effect.

Dated as of ~~September~~, 2024.

JANUARY 14, 2025

Henry Walker Development, LLC

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

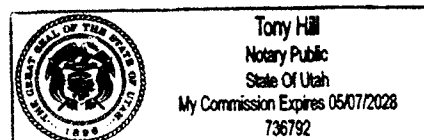
By: [Signature]
Name: OWEN FISHER
Its: MANAGER

STATE OF UTAH)
COUNTY OF DAVIS)

JANUARY 14, 2025

On ~~September~~, 2024, before me, a notary public, personally appeared OWEN FISHER, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed the same on behalf of Henry Walker Development, LLC.

[Signature]
(notary signature)



CONDO OWNERS:

Suite 100 – Unit 4

**Christopher Sonntag and Tammie L
Sonntag as Joint Tenants**

Current Tenant: Sonntag Recreation

By: 

Name: Christopher Sonntag and Tammie L

Sontag Owners

Its: _____

Suite 235 – Unit 7

**Blake Dowsett and Ericka Dowsett, as joint
tenants**

Current Tenant: Holladay Beauty Hive

By: 

Name: Blake Dowsett and Ericka Dowsett

Its: Owner

Suite 110 – Unit 3

Capstone Chiropractic, LLC

By: 

Name: Ryan Rowell

Its: OWNER / MANAGER

Suite 240 – Unit 6

CCLJ Properties, LLC

Current Tenant: Wall Family Dentistry

By: 

Name: Charles Wall

Its: Owner

Suite 130 -Unit 2

**Botox by Michelle, LLC, a Utah Limited
Liability Company**

By: 

Name: Michelle Schlentz

Its: Owner / Manager

Suite 250 – Unit 5

**JBM Investments, LLC, a Utah Limited Liability
Company**

Current Tenant: Jackson Orthodontics

By: 

Name: Jeremy Mahoney

Its: owner / manager

Suite 150 – Unit 1

**The Godfrey Family Trust dated the 12th
day of December, 2014**

Current Tenant: State Farm

By: 

Name: J. Brent Godfrey

Its: Trustee

Suite 230 – Unit 8

Brim Properties, LLC

By: 

Name: Jayson Peterson

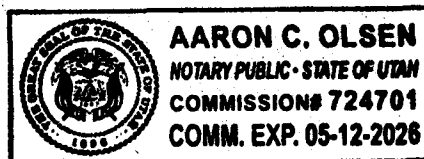
Its: Broken / owner

STATE OF UTAH

COUNTY OF SALT LAKE


On this December 2nd, 2024, before me, personally appeared J. Brent Godfrey, 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 Trustee on behalf of The Godfrey Family Trust dated the 12th day of December, 2014.

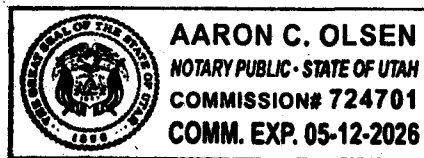

Notary Public



STATE OF UTAH)
COUNTY OF Salt Lake)

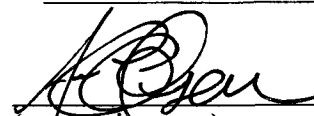
On December 2nd, 2024, before me, a notary public, personally appeared Michelle Schlenz, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed the same on behalf of Botox by Michelle, LLC, a Utah Limited Liability Company

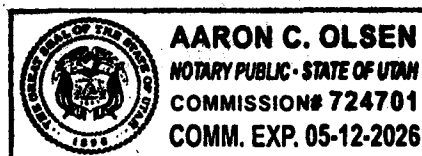

(notary signature)



STATE OF UTAH)
COUNTY OF Salt Lake)

On December 4th, 2024, before me, a notary public, personally appeared Fricka Dowsett and Blake Dowsett proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed the same on behalf of _____

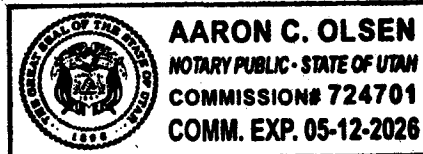

(notary signature)



STATE OF UTAH)
COUNTY OF Salt Lake)

On December 13, 2024, before me, a notary public, personally
appeared Christopher + Tamara Sonntag, proved on the basis of satisfactory evidence to be the person
whose name is subscribed to this instrument, and acknowledged that he/she executed the same on behalf
of _____.

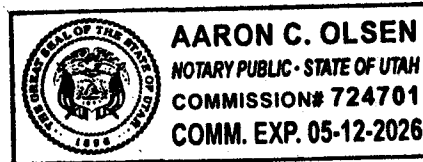
A. C. Olsen
(notary signature)



STATE OF UTAH)
COUNTY OF Salt Lake)

On December 13, 2024, before me, a notary public, personally
appeared Jeremy Mahoney, proved on the basis of satisfactory evidence to be the person
whose name is subscribed to this instrument, and acknowledged that he/she executed the same on behalf
of JBM Investments, LLC, a Utah Limited Liability Company.

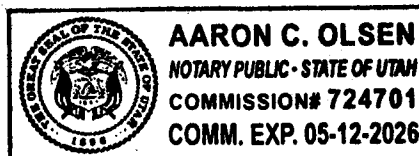
A. C. Olsen
(notary signature)



STATE OF UTAH)
COUNTY OF Salt Lake)

On December 3rd, 2024, before me, a notary public, personally
appeared Charles Wall, proved on the basis of satisfactory evidence to be the person
whose name is subscribed to this instrument, and acknowledged that he/she executed the same on behalf
of CLT Properties, LLC.

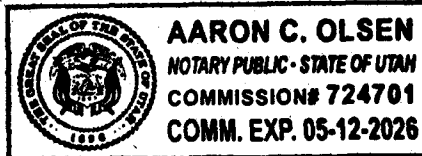
A. C. Olsen
(notary signature)



STATE OF UTAH)
COUNTY OF Salt Lake)

On December 16, 2024, before me, a notary public, personally
appeared Ryan Rowell, proved on the basis of satisfactory evidence to be the person
whose name is subscribed to this instrument, and acknowledged that he/she executed the same on behalf
of Capstone Chiropractic, LLC.

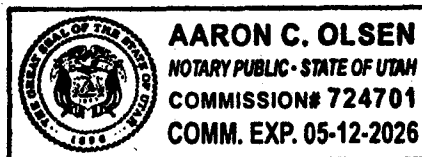
A. Olsen
(notary signature)



STATE OF UTAH)
COUNTY OF Salt Lake)

On December 17, 2024, before me, a notary public, personally
appeared Tyson Peterson, proved on the basis of satisfactory evidence to be the person
whose name is subscribed to this instrument, and acknowledged that he/she executed the same on behalf
of Brim Properties.

A. Olsen
(notary signature)



STATE OF UTAH)
COUNTY OF _____)

On _____, 2024, before me, a notary public, personally
appeared _____, proved on the basis of satisfactory evidence to be the person
whose name is subscribed to this instrument, and acknowledged that he/she executed the same on behalf
of _____.

(notary signature)

Exhibit 1

EXHIBIT A PROPERTY DESCRIPTION

BEGINNING AT A POINT WHICH IS ON THE EASTERLY BOUNDARY OF THE BASE 45 TOWNHOMES, SAID POINT BEING NORTH 89°38'30" WEST, 977.05 FEET, AND SOUTH 0°21'30" WEST, 150.68 FEET FROM THE FOUND CENTERLINE STREET MONUMENT AT 4500 SOUTH AND 2300 EAST; AND RUNNING THENCE SOUTH 89°57'48" EAST, 23.14 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE AFORE MENTIONED ACCESS EASEMENT LINE; THENCE ALONG SAID EASEMENT LINE FOR THE FOLLOWING THREE (3) COURSES: SOUTH 08°43'18" EAST, 5.63 FEET; THENCE SOUTH 00°02'12" WEST, 156.72 FEET; THENCE NORTH 89°57'48" WEST, 24.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE BASE 45 TOWNHOMES SUBDIVISION; THENCE NORTH 00°02'12" EAST, ALONG SAID EASTERLY BOUNDARY 162.28 FEET TO THE POINT OF BEGINNING.

Tax Id No.: 22-03-328-001

Exhibit 2

(Legal Description of Condo Parcel)

PARCEL 1:

Beginning at the Northwest corner of the Village Professional Building Condominium Plat as found and on file at the Salt Lake County Recorder's office in Book 80-2 at Page 41 and being on the South line of 4500 South Street (106.00 foot right of way), said point being North 89°38'30" West 977.90 feet along the monument line of 4500 South Street and South 00°02'12" West 53.00 feet from a street monument found at the intersection of 4500 South Street and 2300 East Street, said street monument being South 00°07'08" East (South 00°07'30" East, Deed) 253.18 feet (253.09 feet, Deed) from the center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°02'12" West 282.98 feet along the West line of said Village Professional Building Condominium Plat to the North line of Carriage Lane Apartments Homes Condominium Plat as found and on file at the Salt Lake County Recorder's office in Book CC at Page 34; thence South 86°22'00" West 55.66 feet along the North line to a Northwest corner of said Carriage Lane Apartments Homes Condominium Plat; thence South 19°21'00" East 64.00 feet along the West line to an interior corner of said Carriage Lane Apartments Homes Condominium Plat; thence South 89°02'00" West 259.42 feet along the North line to the Northwest corner of said Carriage Lane Apartments Homes Condominium Plat and being on the East line of Holladay Boulevard (66.00 foot right of way); thence North 39°05'23" West 50.12 feet along the East line of said Holladay Boulevard; thence Northwesterly 134.74 feet along the arc of a 300.44 foot radius curve to the right (center bears North 50°54'37" East and the long chord bears North 26°14'31" West 133.61 feet with a central angle of 25°41'45") along the East line of said Holladay Boulevard; thence North 68°43'00" East 171.64 feet to and along the South line to the Southeast corner of the Twin Peaks Medical Plaza Condominium Plat as found and on file at the Salt Lake County Recorder's office in Book 88-12 at Page 122; thence North 00°21'30" West 131.63 feet along the East line to the Northeast corner of said Twin Peaks Medical Plaza Condominium Plat and being on the South line of 4500 South Street; thence South 89°38'30" East 225.48 feet along the South line of said 4500 South Street to the point of beginning.

PARCEL 1A:

A non-exclusive right of way and easement for vehicular and pedestrian ingress and egress, but not parking, as described in that certain Easement Agreement recorded March 25, 2021 as Entry No. 13610180 in Book 11143 at Page 8876, being more particularly described as follows:

Beginning at a point which is on Southern line of 4500 South right of way, and the Northeast corner of Parcel No. 22-03-334-022, said point being North 89°38'30" West 977.90 feet, and South 00°02'12" West 53.00 feet from the found centerline street monument at 4500 South and 2300 East, and running thence South 89°38'30" East 11.83 feet along the said Southern right of way line; thence South 00°21'30" West 23.39 feet; thence South 08°43'48" East 80.74 feet; thence South 00°02'12" West 156.72 feet; thence North 89°57'48" West 24.00 feet to a point on the Western line of said parcel; thence along said Western parcel line North 00°02'12" East 259.97 feet to the point of beginning, and the said northeastern corner of parcel and Southern right of way line, located in the Southwest quarter of Section 3, Township 2 South, Range 1 East, Salt Lake Meridian.

Tax Id No.: 22-03-334-022

Exhibit 3

(Depiction of Released Easement Area)

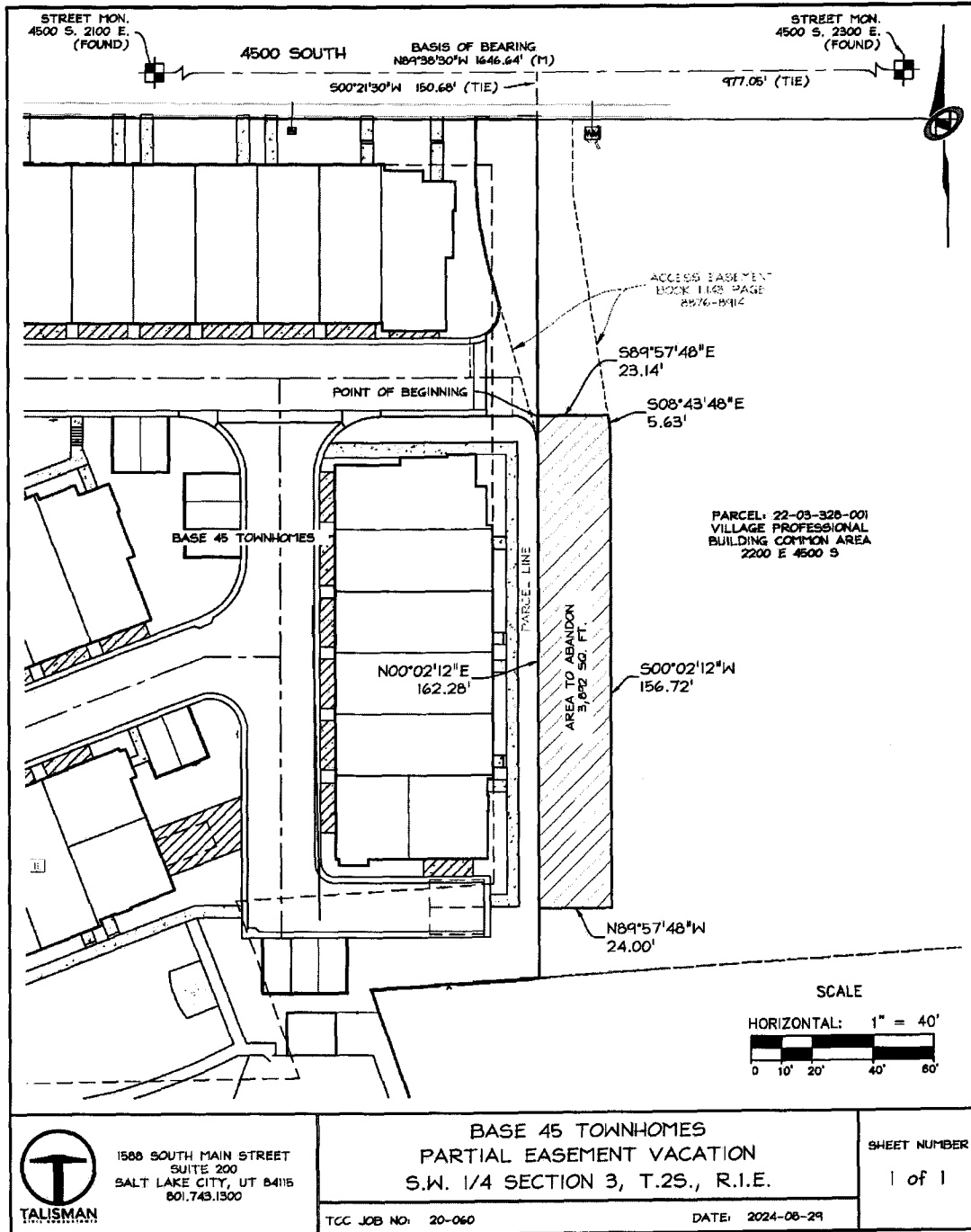


Exhibit 4

(Legal Description of Released Easement Area)

THE BASIS OF BEARING FOR THIS EASEMENT IS NORTH 89°38'30" WEST MEASURED BETWEEN THE FOUND CENTERLINE STREET MONUMENTS AT 4500 SOUTH AND 2300 EAST AND 4500 SOUTH AND 2100 EAST, U.S. SURVEY FEET.

-A PORTION OF ACCESS EASEMENT RECORDED ENTRY NO. 13610180 AT BOOK 11143 PAGE 8876, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE EASTERLY BOUNDARY OF THE BASE 45 TOWNHOMES, SAID POINT BEING NORTH 89°38'30" WEST, 977.05 FEET, AND SOUTH 0°21'30" WEST, 150.68 FEET FROM THE FOUND CENTERLINE STREET MONUMENT AT 4500 SOUTH AND 2300 EAST; AND RUNNING THENCE SOUTH 89°57'48" EAST, 23.14 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE AFORE MENTIONED ACCESS EASEMENT LINE; THENCE ALONG SAID EASEMENT LINE FOR THE FOLLOWING THREE (3) COURSES: SOUTH 08°43'18" EAST, 5.63 FEET; THENCE SOUTH 00°02'12" WEST, 156.72 FEET; THENCE NORTH 89°57'48" WEST, 24.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE BASE 45 TOWNHOMES SUBDIVISION; THENCE NORTH 00°02'12" EAST, ALONG SAID EASTERLY BOUNDARY 162.28 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3892 SQ. FT. OR 0.09 ACRES, MORE OR LESS