

14347851 B: 11550 P: 9071 Total Pages: 3
02/18/2025 11:06 AM By: EMehanovic 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

When Recorded Return To:
Cottonwood Title Insurance Agency, Inc.
1996 East 6400 South, Suite 120
Salt Lake City, UT 84121

File No.: 185813-CAP

SUBSTITUTION OF TRUSTEE

Notice is hereby given that Cottonwood Title Insurance Agency, Inc., 1996 East 6400 South, Suite 120, Salt Lake City, UT 84121, is hereby appointed Successor Trustee under that certain Deed of Trust dated May 24, 2024, executed by Dimple Dell Orchards, LLC, a Utah limited liability company as Trustor in which Bank of Utah is named Beneficiary, Bank of Utah is named as Trustee, and recorded in the office of the Salt Lake County Recorder, State of Utah on May 28, 2024 as Entry No. 14245414 in Book 11494 at Page 831.

The trust estate affected by this Substitution of Trustee is the following described property located in Salt Lake County, State of Utah:

See Exhibit A attached hereto and made a part hereof

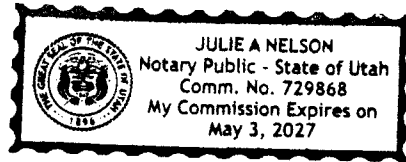
Parcel Number(s): 28-14-126-001, 28-14-126-013, & 28-14-126-002 (for Reference Purposes Only)

The undersigned beneficiary hereby ratifies and confirms all actions taken on its behalf by the successor trustee prior to the recording of this instrument.

Dated this 27 day of January, 2025.

Bank of Utah

BY: [Signature]
Name: Kelly D. CRANE-HALE
Its: SVP TRUSTEE, BOU.



State of UTAH)
County of Utah)

On the 27 day of January, 2025, personally appeared before me Kelly D Crane-Hale, who being by me duly sworn did say that (s)he is the S.V.P of Bank of Utah, and that said instrument was signed in behalf of said corporation by authority of its bylaws, and said Kelly D Crane-Hale acknowledged that said corporation executed the same.

[Signature]
NOTARY PUBLIC

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

Beginning at a point South 293.15 feet and East 1280.11 feet from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 10°25' East 306.94 feet to the North line of said Section 14; thence East along said North line 797.2 feet; thence South 01°35' East 302.00 feet; thence West 861.04 feet to the point of beginning.

PARCEL 2:

Beginning at a point which is 301.88 feet South and 2141.15 feet East from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 01°35'00" East 30.01 feet; thence West 193.78 feet; thence South 11°12'50" West 307.96 feet; thence West 547.47 feet; thence North 01°40'00" West 83.10 feet; thence North 73°17'00" West 103.00 feet; thence North 10°25'00" East 223.06 feet; thence East 861.04 feet to the point of beginning

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which is 301.88 feet South and 1440.11 feet East from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 126.87 feet; thence West 183.32 feet; thence North 10°25'00" East 129 feet; thence East 160 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which is 301.88 feet South and 1440.11 feet East from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 126.87 feet; thence East 40.0 feet; thence North 126.87 feet; thence West 40.0 feet to the point of beginning (said conveyance was made on March 7, 1980 to Salt Lake County upon the condition that the grantee devote said property to the use of a highway within 20 years from the date thereof, in the event said condition is not met by grantee within said time period, the property reverts to grantors or their successors in interest as fee owner of the lot known as Lot 1, Olsen N/R).

PARCEL 3:

Beginning at a point which is 301.88 feet South and 1440.11 feet East from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 126.87 feet; thence East 40.0 feet; thence North 126.87 feet; thence West 40.0 feet to the point of beginning.

The above described parcels also described as one contiguous parcel by survey dated September 28, 2023 as follows:

A tract of land being situate in the Northwest quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being comprised of Salt Lake County parcel numbers 28-17-126-001, 28-14-126-002, and 28-14-126-013, said tract having a basis of bearings of North 89°02'20" East between the Northwest corner and the North quarter corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said tract being more particularly described as follows:

Beginning at a point which is North 89°02'20" East along the section line a distance of 1374.18 feet from the Northwest corner of said section 14, and running thence North 89°02'20" East along the section line a distance of 794.41 feet; thence South 04°23'27" East 333.40 feet to a point on a prolongation of the North line of that certain Special Warranty Deed, recorded as Entry No. 10789601, in Book 9759, at Page 9726, on file with the office of the Salt Lake County Recorder; thence South 89°02'20" West along said line a distance of 209.49 feet to the Northwest corner of said special warranty deed; thence South 11°09'00" West along said West line, and the West

line as described in that certain Warranty Deed recorded as Entry No. 5418041, in Book 6591, at Page 0684, and that certain Special Warranty Deed recorded as Entry No. 12683339, in Book 10631, at Page 5161, both of which being on file with the office of the Salt Lake County Recorder, a distance of 308.01 feet; thence South 89°02'20" West 551.20 feet; thence North 04°22'52" West 84.48 feet; thence North 74°14'40" West 101.71 feet; thence North 11°20'02" East, passing through an aluminum cap set by the Salt Lake County Surveyor a distance of 93.78 feet; thence North 89°02'20" East 186.49 feet; thence North 00°57'40" West 126.87 feet; thence South 89°02'20" West 158.84 feet to a point on the prolongation of that line which said Salt Lake County Surveyor cap passes through; thence North 11°20'02" East along said line a distance of 308.97 feet to the point of beginning.

Tax Id No.: 28-14-126-001, 28-14-126-013 and 28-14-126-002