

14351161 B: 11552 P: 6715 Total Pages: 4
02/25/2025 04:02 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

When Recorded Mail To:
Meridian Title Company
64 East 6400 South, Suite 100
Salt Lake City, Utah 84107
MTC File No.: 339175

SUBSTITUTION OF TRUSTEE AND PARTIAL RECONVEYANCE

Substitution of Trustee and Request for Partial Reconveyance:

MERIDIAN TITLE COMPANY is Trustee or is hereby appointed Successor Trustee and is hereby requested to partially reconvey that the portion of the trust property described below for the following described Trust Deed:

A "CONSTRUCTION" Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;
Amount: \$1,931,572.00
Dated: September 29, 2015
Trustor: Big Rock Properties LLC
Trustee: Capital Community Bank
Beneficiary: Capital Community Bank
Recorded: October 2, 2015 as Entry No. 12145094 in Book 10367 at Page 6069 of Public Records.

The beneficiary's interest was assigned by successive assignments, the last of which was;

To: Arizona Federal Credit Union
Recorded: March 12, 2020 as Entry No. 13215506 in Book 10909 at Page 741 of Public Records.

Partial Reconveyance:

Meridian Title Company as Trustee under the above described Trust Deed, pursuant to the above-written request of the Beneficiary, does hereby reconvey, without warranty, to the person or persons entitled thereto, a portion only of the trust property now held by it as Trustee or Successor Trustee under said Trust Deed, which portion so reconveyed consists of real property situated in Salt Lake County, State of Utah described as follows:

Parcel 1:

A parcel of land in fee to facilitate the widening of 14600 South in Bluffdale, Utah, being part of an entire tract of property situate in the N1/4SE1/4 of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point on the northerly line of said entire tract, said point being on the southeasterly right of way line of 14600 South Street, which point lies 170.09 feet North 89°52'26" East along the Quarter Section line and 70.90 feet South 00°07'34" East from the Center Quarter corner of said Section 11, and point of curve of a 289.50 foot radius nontangent curve to the right; and running thence Southwesterly 170.72 feet along the arc of said curve through a central angle of 33°47'16" (Chord to said curve bears South 27°39'31" West 168.26 feet) to a point of curve of a 210.50 foot radius reverse curve to the left; thence southerly 143.89 feet along the arc of said curve through a central angle of 39°09'54" (Chord to said curve bears South 24°58'11" West 141.10 feet) to the easterly right of way line of 1000 West Street; thence along said easterly line an said southeasterly line of 14600 South Street the following four (4) courses: 1) North 01°12'46" East 168.56 feet to a point of curve of a 92.48 foot radius curve to the right; 2) thence northeasterly 134.02 feet along the arc of said curve through a central angle of 83°02'05" (Chord bears North 42°43'48" East 122.60 feet) to a point of curve of a 92.98 foot radius reverse curve to the left; 3) thence northeasterly 34.16 feet along the arc of said curve through a central angle of 21°02'55" (Chord to said curve bears North 73°43'23" East 33.97 feet) to a point of curve of a 582.36 foot radius non-tangent curve to the left; 4) thence northeasterly 20.34 feet along the arc of said curve through a central angle of 02°00'05" (Chord to said curve bears North 64°11'58" East 20.34 feet) to the Point of Beginning.

Also:

A parcel of land in fee to facilitate the widening of 14600 South in Bluffdale, Utah, being part of an entire tract of property situate in the N1/4SE1/4 of Section 11, Township 4 South, Range 1 West Salt Lake Base & Meridian. The Boundaries of said parcel of land are described as follows:

Beginning at a point on the Northerly line of said entire tract, said point being on the Southerly right of way line 14600 South Street, which point lies 279.08 feet North 89°52'26" East along the Quarter Section line and 33.38 feet South 00°07'34" East from the Center Quarter corner of said Section 11, and point of curve of a 582.36 foot radius non-tangent curve to the right; and running thence along said Southerly right of way line the following two (2) courses: 1) Easterly 1.69 feet along the arc of said curve through a central angle of 00°09'58" (Chord to said curve bears North 76°38'32" East 1.69 feet); 2) thence North 89°52'26" East 117.83 feet; thence South 88°25'53" West 37.54 feet; thence North 89°44'08" West 81.94 feet to the point of beginning.

Parcel 2:

A temporary construction easement to facilitate the construction of 14600 South in Bluffdale, Utah, being part of an entire tract of property situate in the NE1/4 SE1/4 of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point on the easterly line of said entire tract, which point lies 426.44 feet North 89°52'26" East along the Quarter Section line and 32.99 feet South 00°07'34" East

from the Center Quarter corner of said Section 11, and running thence along said easterly line of said entire tract South 00°21'08" West 24.67 feet; thence South 88°25'53" West 45.32 feet; thence North 01°36'48" West 15.36 feet; thence South 88°25'53" West 19.42 feet; thence North 89°44'08" West 82.05 feet; thence South 70°55'44" West 105.89 feet to a point of curve of a 299.50 foot radius nontangent curve to the right; thence southwesterly 171.54 feet along the arc of said curve through a central angle of 32°49'01" (Chord bears North 28°08'38" West 169.21 feet) to a point of curve of a 200.50 foot radius reverse curve to the left; thence southerly 151.75 feet along the arc of said curve through a central angle of 43°21'54", (Chord bears South 22°52'12" West 148.15 feet); thence South 01°11'15" West 10.00 feet; thence North 88°48'45" West 9.45 feet to the easterly right of way line of 1000 West Street; thence along said easterly line North 01°12'46" East 25.42 feet to a point of curve of a 210.50 foot radius nontangent curve to the right; thence northeasterly 143.89 feet along the arc of said curve through a central angle of 39°09'54" (Chord bears North 24°58'11" East 141.10 feet) to a point of curve of a 289.50 foot radius reverse curve to the left; thence northeasterly 170.72 feet along the arc of said curve through a central angle of 33°47'16", (Chord bears North 27°39'31" East 168.26 feet) to a point of curve of a 582.36 radius non-tangent reverse curve to the right; thence northeasterly 115.46 feet along the arc of said curve through a central angle of 11°21'33" (Chord bears North 70°52'47" East 115.27 feet); thence South 89°44'08" East 81.94 feet; thence North 88°25'53" East 37.54 feet; thence North 89°52'26" East 27.89 feet to the Point of Beginning.

Tax Parcel No. 33-11-402-002

[Signatures on following page]

Beneficiary:

Arizona Federal Credit Union

Dated this 19th day of February, 2025.

By: _____

Name: Marina Joormann

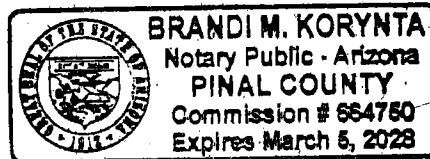
Its: Government Guaranteed Loan Servicing manager

STATE OF ~~UTAH~~ Arizona)

COUNTY OF ~~SALT LAKE~~ Pinel) ss.

The foregoing instrument was acknowledged before me this 19th day of February, 2025, by MARINA JOORMANN the Government Guaranteed Loan of Servicing manager Arizona Federal Credit Union, the Beneficiary.

Brandi M. Korynta
NOTARY PUBLIC



Meridian Title Company:

Dated this 25 day of February, 2025.

By: _____

Michael Ivins, Reconveyance Officer

STATE OF UTAH)

ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 25 day of February, 2025, by Michael Ivins, Reconveyance Officer of Meridian Title Company.

Mark G. Jarvis
NOTARY PUBLIC

