

14355949 B: 11555 P: 4808 Total Pages: 3  
03/10/2025 02:43 PM By: mpalmer Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: OLD REPUBLIC TITLE (COMMERCIAL)  
299 S MAIN STSALT LAKE CITY, UT 841111919

## SUBSTITUTION OF TRUSTEE

027 2482784

WHEREAS, the undersigned is the present Beneficiary under the Deed of Trust described as follows:

Deed of Trust executed by: DAI SPRINGS, LLC, a Utah limited liability company, as Trustor, in which **Mountain West REIT, LLC, a Delaware limited liability company**, is named as Beneficiary and **Cottonwood Title Insurance Agency, Inc.**, as Trustee, Recorded **December 28, 2023**, As Entry No. **14189643**, in Book **11463**, at Page **9475**, of the records of **Salt Lake County**, State of Utah, covering the following described property:

### Legal Description

**See Attached Legal Description**

**PARCEL ID No: 33-17-176-002, 33-17-176-005, 22-17-400-021**

AND WHEREAS, the undersigned who is the present Beneficiary under said Deed of Trust, desires to appoint a successor Trustee under said Deed of Trust in the place and stead of present Trustee thereunder.

Now therefore, the undersigned hereby appoints OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

Dated this 24<sup>th</sup> day of February, 2025

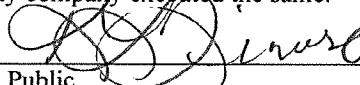
**Mountain West REIT, LLC, a Delaware limited liability company**

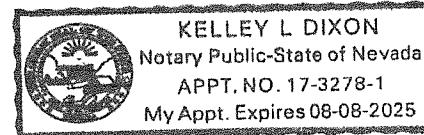
BY: Andrew Menlove  
ITS: Authorized Agent

STATE OF: Utah Nevada

COUNTY OF: Clark

On this 24<sup>th</sup> day of February, 2025, personally before me appeared Andrew Menlove, who proven on the basis of satisfactory evidence is the Authorized Agent of Mountain West REIT, LLC, a Delaware limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

  
Notary Public  
Residing In: Nevada 8/8/2025  
Commission Expires: 8/8/2025



## EXHIBIT A

The land referred to herein is situated in the County of Salt Lake, State of Utah, and is more particularly described as follows:

### PARCEL 2:

A part of Government Lot 5 of Section 17, Township 4 South, Range 1 West, Salt Lake Base & Meridian, Herriman City, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point on the southwesterly right-of-way line of Mountain View Corridor (SR-85) as established by UDOT Project No. MP-0182(6), said point located S00°31'33"W 1,643.62 feet along the 1/4 Section line from the North 1/4 Corner of Section 17, T4S, R1W, SLB&M; running thence along the 1/4 Section line S00°31'33"W 101.65 feet; thence S89°07'29"W 218.83 feet; thence N38°09'58"E 216.87 feet to said southwesterly right-of-way line of Mountain View Corridor; thence along said right-of-way line, Southeasterly along the arc of a non-tangent curve to the left having a radius of 15,250.00 feet (radius bears: N37°35'35"E) a distance of 107.89 feet through a central angle of 00°24'19" Chord: S52°36'35"E 107.89 feet to the point of beginning .

### PARCEL 3:

A part of the Government Lot 5 of Section 17, Township 4 South, Range 1 West, Salt Lake Base & Meridian, Herriman City, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located S00°31'33"W 1,745.27 feet along the 1/4 Section line from the North 1/4 Corner of Section 17, T4S, R1W, SLB&M; thence running along the 1/4 Section line S00°31'33"W 506.03 feet; thence N55°24'21"W 168.64 feet; thence N50°38'32"W 72.25 feet; thence N55°24'21"W 168.12 feet; thence along the arc of a curve to the right with a radius of 272.00 feet a distance of 173.92 feet through a central angle of 36°38'10" Chord: N37°05'16"W 170.97 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 41.05 feet through a central angle of 117°36'33" Chord: N40°02'05"E 34.22 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 223.50 feet a distance of 100.46 feet through a central angle of 25°45'17" Chord: S68°17'00"E 99.62 feet; thence S55°24'21"E 1.33 feet; thence N34°35'39"E 53.00 feet; thence N38°09'58"E 123.44 feet; thence N89°07'29"E 218.83 feet to the point of beginning.

### PARCEL 4:

A part of the West Half of Government Lot 6 and all of the Northwest Quarter of the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, situate in Herriman City, Salt Lake County, Utah, being a part of Salt Lake County Tax ID Parcel Number 33-17-400-020, more particularly described by survey as follows:

Beginning at the intersection of the southwesterly right-of-way line of Mountain View Corridor (SR-85) as established by UDOT Project No. MP-0182(6) and the west line of Government Lot 6 of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, according to the official plat thereof, said intersection located S00°31'33"W 1,643.62 feet along the Quarter Section line from the North Quarter Corner of said Section 17; running thence along said southwesterly right-of-way line the following two (2)

courses: (1) Southeasterly along the arc of a 16,408.82 foot radius non-tangent curve to the left (radius bears: N37°06'51"E) 558.73 feet through a central angle of 01°57'03" (chord: S53°51'41"E 558.70 feet); thence (2) S58°51'03"E 234.80 feet to the east line of the West Half of said Government Lot 6; thence along said east line S00°33'50"W 565.18 feet to the Quarter Section line; thence along the Quarter Section line N88°45'22"E 656.20 feet to the Sixteenth (40 acre) line; thence along the Sixteenth (40 acre) line S00°35'13"W 1,335.54 feet to the Sixteenth (40 acre) line; thence along the Sixteenth (40 acre) line S89°06'40"W 1,310.74 feet to the Quarter Section line; thence along the Quarter Section line N00°31'33"E 1,327.37 feet to the southwest corner of said Government Lot 6; thence along the west line of said Government Lot 6 N00°31'33"E 1,030.38 feet to the point of beginning.

Parcel Identification Nos.: **33-17-176-002 (Parcel 2), 33-17-176-005 (Parcel 3), and 33-17-400-021 (Parcel 4)**