

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
1996 East 6400 South, Suite 120
Salt Lake City, UT 84121

14391531 B: 11575 P: 3777 Total Pages: 2
05/30/2025 02:35 PM 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

File No.: 190369-CAB

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 BV M2, LLC, a Delaware limited liability company as Trustor, to Granite Construction Company, a California corporation, as Beneficiary, and recorded in the office of the Salt Lake County Recorder, State of Utah on May 30, 2025 as Entry No. 14391481 in Book 11575 beginning at Page 3449.

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 Exhibit A attached hereto and made a part hereof

TAX ID NO.: 15-04-351-008 (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 30th day of May, 2025.

Cottonwood Title Insurance Agency, Inc.

By: Cortlund G. Ashton

Name: Cortlund G. Ashton
Its: Vice President

State of Utah)

County of Salt Lake)

On this 30th day of May, 2025, before me, personally appeared Cortlund G. Ashton, 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 Vice President on behalf of Cottonwood Title Insurance Agency, Inc.

Krista Crook

NOTARY PUBLIC



EXHIBIT A

A parcel of land located in the Southwest Quarter of Section 4, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the Westerly right of way line of Fulton Street, which is 34.77 feet S. $89^{\circ}55'34''$ W. along the monument line of 500 South Street and 60.62 feet S. $00^{\circ}04'26''$ E. and 338.38 feet S. $00^{\circ}17'41''$ E from the street monument marking the intersection of said 500 South Street and Fulton Street, said point also being 32.62 feet S. $00^{\circ}17'26''$ E. and 338.38 feet S. $00^{\circ}17'39''$ E. from the Northeast Corner of Lot 15, Block 18, Buena Vista Subdivision recorded December 18, 1888, in Book "B", at Page 6 in the Office of the Salt Lake County Recorder; thence S. $00^{\circ}17'42''$ E. 263.29 feet along said Westerly right-of-way line of Fulton Street to a Northerly right-of-way line of Union Pacific Railroad described in that Grant of Option recorded as Entry No. 7976967 in Book 8490, at Page 769 in the Office of said Recorder; thence S. $71^{\circ}36'02''$ W. 405.30 feet along said Northerly right-of-way and existing wire fence; thence North 301.73 feet; thence N. $76^{\circ}03'30''$ E. 129.13 feet; thence N. $74^{\circ}50'48''$ E. 222.49 feet; thence N. $89^{\circ}42'55''$ E. 43.15 feet to the Point of Beginning.