

E 166014 B 410 P 578  
Date 28-May-2024 01:02PM  
Fee: \$40.00 ACH  
Filed By: JM  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGENCY, INC  
Recorded Electronically by Simplifile

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

File No.: 165509-CAF

### DEED OF RECONVEYANCE

Cottonwood Title Insurance Agency, Inc., a Utah corporation, acting pursuant to a written request of the current beneficiary of a Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Trustee. Said Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing was granted by CW Land Co., LLC, a Utah limited liability company as Trustor, to Mountain West REIT, LLC, a Delaware limited liability company, as Beneficiary, and recorded in the office of the Morgan County Recorder, State of Utah on February 2, 2023 as Entry No. 162778 in Book 397 beginning at Page 1382.

The trust estate affected by this Deed of Reconveyance is the following described property located in Morgan County, State of Utah:

See Exhibit A attached hereto and made a part hereof

**TAX ID NO.:** New Parcel Nos. 00-0090-9268 and 00-0090-9006  
00-0089-0924; Serial No. 09-005-044-02-1-3-3 and 00-0089-0989; Serial No.  
09-055-044-02-1-4-2 (for reference purposes only)

Dated this 28 day of May, 2024.

Cottonwood Title Insurance Agency, Inc.

By: [Signature]  
Name: Franklin S. Ivory  
Its: President

State of Utah )  
County of Salt Lake )

On this 28 day of May, 2024, before me, personally appeared Franklin S. Ivory, 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 President on behalf of Cottonwood Title Insurance Agency, Inc.

[Signature]  
NOTARY PUBLIC



## EXHIBIT A

The land referred to herein is situated in the County of Morgan, State of Utah, and is described as follows:

## PARCEL 1:

A parcel of land, situated in the Northwest Quarter of Section 25 and the Southwest Quarter of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah, being more particularly described as follows:

Beginning at a point South 89°43'35" East 872.03 feet along the section line and South 00°16'25" West 42.61 feet from the Northwest Corner of said Section 25 and running thence; North 68°59'42" East 315.90 feet to the Westerly line of Rollins Ranch Phase 4B; thence South 58°07'06" East 104.07 feet; thence South 05°13'54" East 76.52 feet; thence South 41°45'23" East 129.93 feet; thence North 72°46'56" East 54.90 feet; thence South 05°21'12" East 97.80 feet; thence Southerly 168.16 feet along the arc of a 422.00-foot radius tangent curve to the right (center bears South 84°38'48" West and the long chord bears South 06°03'44" West 167.05 feet with a central angle of 22°49'53"); thence South 48°00'22" West 37.45 feet; thence South 00°06'33" East 51.09 feet; thence Southerly 268.39 feet along the arc of a 376.50-foot radius non-tangent curve to the left (center bears South 73°17'22" East and the long chord bears South 03°42'39" East 262.74 feet with a central angle of 40°50'35") to a point on the Northerly line of Roam Phase 1 Single Family Subdivision; thence South 89°53'43" West 136.95 feet along the Northerly line of Roam Phase 1 Single Family Subdivision; thence North 00°06'33" West 478.04 feet; thence Northerly 130.84 feet along the arc of a 180.00-foot radius tangent curve to the left (center bears South 89°53'27" West and the long chord bears North 20°55'58" West 127.98 feet with a central angle of 41°38'50"); thence North 41°45'23" West 25.41 feet; thence Northwestery 7.73 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 48°14'37" East and the long chord bears North 26°59'23" West 7.65 feet with a central angle of 29°32'00"); thence Westerly 183.72 feet along the arc of a 55.00-foot radius curve to the left (center bears South 77°46'37" West and the long chord bears South 72°04'57" West 109.46 feet with a central angle of 191°23'20"); thence South 89°53'27" West 201.64 feet; thence North 00°06'33" West 111.40 feet to the Point of Beginning.

## PARCEL 2:

Proposed ROAM PHASE 2 TOWNHOMES, being more particularly described as follows:

A parcel of land, situated in the Northwest quarter of Section 25 and the Northeast quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah, being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 418.93 feet along the section line South 00°16'25" West 151.46 feet from the Northwest Corner of said Section 25 and running thence; South 39°45'59" East 34.71 feet; thence North 69°02'40" East 15.70 feet to the Westerly right-of-way line of 5000 West Street; thence along said Westerly right-of-way line the following five (5) courses and distances: 1) Southerly 160.11 feet along the arc of a 340.00-foot radius non-tangent curve to the left (center bears South 69°45'34" East and the long chord bears South 06°44'59" West 158.64 feet with a central angle of 26°58'56"); 2) South 06°44'28" East 195.97 feet; 3) Southerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the right (center bears South 83°15'32" West and the long chord bears South 03°16'43" West 94.51 feet with a central angle of 20°02'19"); 4) South 13°17'54" West 83.57 feet; 5) Southerly 89.75 feet along the arc of a 1971.60-foot radius tangent curve to the right (center bears North 76°42'06" West and the long

chord bears South 14°36'08" West 89.74 feet with a central angle of 02°36'29") to the Northerly line of Roam Phase 1 Townhomes Subdivision; thence along Roam Phase 1 Townhomes Subdivision the following ten (10) courses and distances: 1) North 70°39'00" West 79.68 feet; 2) Northerly 25.36 feet along the arc of a 163.50-foot radius non-tangent curve to the left (center bears North 75°28'22" West and the long chord bears North 10°05'03" East 25.33 feet with a central angle of 08°53'08"); 3) North 05°38'29" East 45.93 feet 4) North 84°21'31" West 27.00 feet; 5) Southwesterly 49.78 feet along the arc of a 27.50-foot radius non-tangent curve to the right (center bears North 84°21'31" West and the long chord bears South 57°29'44" West 43.25 feet with a central angle of 103°42'30"); 6) North 70°39'00" West 150.92 feet; 7) Northerly 59.92 feet along the arc of a 27.50-foot radius tangent curve to the right (center bears North 19°21'00" East and the long chord bears North 08°13'49" West 48.75 feet with a central angle of 124°50'24"); 8) North 35°48'37" West 27.00 feet; 9) South 54°11'23" West 88.81 feet; 10) North 35°48'37" West 127.43 feet to the Easterly right-of-way of Trappers Loop Road (Highway 167); thence along said right-of-way the following three (3) courses and distances: 1) North 54°11'41" East 126.43 feet; 2) along section of a spiral curve, having a long chord bearing of North 49°59'43" East 370.62 feet; 3) Northeasterly 97.10 feet along the arc of a 902.16-foot radius non-tangent curve to the left (center bears North 48°05'17" West and the long chord bears North 38°53'20" East 97.05 feet with a central angle of 06°10'00") to the Point of Beginning.

**NOTE: Parcel Identification Numbers: 00-0089-0924; Serial No. 09-005-044-02-1-3-3 and 00-0089-0989; Serial No. 09-55-044-02-1-4-2 (for reference purposes only)**