

ENT 19050 : 2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Feb 11 01:17 PM FEE 40.00 BY KR  
RECORDED FOR Truly Title, Inc. - Utah  
ELECTRONICALLY RECORDED

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

File No.: 104297-CAP

## DEED OF PARTIAL RECONVEYANCE

Cottonwood Title Insurance Agency, Inc., authorized to conduct business in the State of Utah, and acting pursuant to a written request of the Beneficiary of a Deed of Trust thereunder, does hereby partially reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Trustee. Said Deed of Trust was executed by Canyon Park Owner II, LLC and Canyon Park Building W TRS, LLC, each a Delaware limited liability company as Trustor, to ACORE Capital Mortgage, LP, a Delaware limited partnership, in its capacity as Administrative Agent for and on behalf of the Lenders, as Beneficiary, and recorded in the official records of Utah County, State of Utah as follows:

Date: February 28, 2018 as Entry No. 19735:2018.

Said Deed of Trust was amended by that First Amendment to Deed of Trust, Assignment of Leases and Rents, and Security Agreement, wherein Canyon Park Building W TRS, LLC, a Delaware limited liability company was released as Trustor, and Canyon Park Owner II, LLC and Canyon Park Building S TRS, LLC, each a Delaware limited liability company was affirmed as Trustor, dated as of March 10, 2020 and recorded March 11, 2020 as Entry 31138:2020

The portion of the trust estate affected by this Deed of Partial Reconveyance pertains to the following described property located in Utah County, State of Utah:

See Exhibit A attached hereto and made part hereof

TAX ID NO.: 53-229-0014 (for reference purposes only)

THIS IS TO BE CONSTRUED AS A PARTIAL RECONVEYANCE. THE LIEN OF SAID DEED OF TRUST IS TO REMAIN IN FULL FORCE AND EFFECT AS TO THE REMAINDER OF THE PROPERTY SECURED THEREBY.

Dated this 2 day of February, 2022.

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 2 day of February, 2022, 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**

Lot S, as contained within Phase I, Timpanogos Research & Technology Park (A Planned Unit Development), Orem, Utah, as the same is identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (A Planned Unit Development), Orem, Utah, recorded on April 13, 2000, in the Utah County Recorder's Office, State of Utah, as Entry No. 29305:2000, Map No. 8505-98 (as said Plat Map may have been amended or supplemented), and in the Declaration of Covenants, Conditions, and Restrictions for Timpanogos Research & Technology Park (A Planned Unit Development), recorded on April 13, 2000, in the Utah County Recorder's Office, State of Utah, as Entry No. 29306:2000 (as said Declaration may have been amended or supplemented).

Together with the undivided ownership interest in the Common Areas which is appurtenant to said Lot as more particularly described in said Declaration and said Plat Map (as said Declaration and Plat Map may have been amended or supplemented).