

Substitution Trustee & Reconveyance Page 1 of 2
Gary Christensen Washington County Recorder
09/21/2021 11:06:57 AM Fee \$54.00 By
VANGUARD TITLE INSURANCE AGENCY, LLC -
ST. GEORGE 1

**SUBSTITUTION OF TRUSTEE
REQUEST FOR AND FULL RECONVEYANCE**

Vanguard Title Insurance Agency, LLC, is hereby appointed successor trustee under a Deed of Trust executed by BRIGHT IDEAS, REI, LLC, a Utah Limited Liability Company as Trustor(s) in which MILLER BATES, LLC, a Utah Limited Liability Company is named Beneficiary and Spencer B. Nelson ESQ, as Trustee, and filed for record September 29, 2020, as Entry No. 20200053635, of official records of Washington County, State of Utah, covering the described property:

See attached Exhibit A

The undersigned Beneficiary is the present legal owner and holder of the note and all other indebtedness secured by the Trust Deed. Said Note, together with all other indebtedness secured by the Deed of Trust, has been fully paid and satisfied; and Vanguard Title Insurance Agency, LLC is hereby requested and directed to cancel said Note and all other evidences of indebtedness secured by the Trust Deed delivered herewith, together with the Deed of Trust, to reconvey, without warranty, and does hereby reconvey, without warranty, to the parties designated by the terms of the Deed of Trust, all the estate now held by Successor Trustee thereunder.

In the event the original Deed of Trust and/or Deed Of Trust Note has/have been lost or destroyed, the undersigned Beneficiary certifies that the Note and Deed of Trust have not been assigned to another party and the undersigned agrees to indemnify and hold harmless Vanguard Title Insurance Agency, LLC, it's agents, employees, successors and or assigns, of and from all liability and responsibility of any loss, damage and expense that may arise of issuance of such reconveyance without having possession of the original Note.

DATED this 30th day of April, 2021.

MILLER BATES, LLC, a Utah Limited Liability Company

By: Melvin Miles
Its: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss

On the 30th day of April, 2021, personally appeared before me Melvin Miles who is being duly sworn did say that he is the Manager of Miller Bates, LLC, a Utah Limited Liability Company personally known to me (or proved to me in the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledge to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted executed the same.

Kathryn Reeves
NOTARY PUBLIC

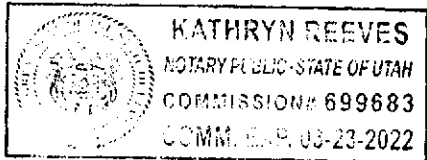


EXHIBIT A

(LEGAL DESCRIPTION)

All of Lots 300, 301, 302, 306, 307, 308, 309, 310, 312, 313, 314, 316, 317, 318, 319, 320 and 322, The Hills at Santa Clara – Phase 3, on file and of record in the Office of the Washington County Recorder, State of Utah.

Washington County Tax Parcel No: SC-HSA-3-300, SC-HSA-3-301, SC-HSA-3-302, SC-HSA-3-306, SC-HSA-3-307, SC-HSA-3-308, SC-HSA-3-309, SC-HSA-3-310, SC-HSA-3-312, SC-HSA-3-313, SC-HSA-3-314, SC-HSA-3-316, SC-HSA-3-317, SC-HSA-3-318, SC-HSA-3-319, SC-HSA-3-320, SC-HSA-3-322