

When Recorded Mail To:
Fidelity National Title Insurance Co., National
Commercial Services
170 South Main Street, Suite 1075
Salt Lake City, UT 84101
Order No. U0050562-801-T81

ENT 32344:2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 02 03:39 PM FEE 40.00 BY TM
RECORDED FOR FNT Utah Downtown SLC - 170
ELECTRONICALLY RECORDED

Space above this line for Recorder's use

SUBSTITUTION OF TRUSTEE, REQUEST FOR PARTIAL RECONVEYANCE, AND DEED OF PARTIAL RECONVEYANCE

The undersigned Beneficiary, as the owner(s) and holder(s) of the Note secured by a DEED OF TRUST made by Canyon Park Owner II, LLC, a Delaware limited liability company as TRUSTOR to Cottonwood Title Insurance Agency, Inc. as TRUSTEE for the benefit of ACORE Capital Mortgage, LP, a Delaware limited partnership, in its capacity as Administrative Agent for and on behalf of the Lenders, as BENEFICIARY, which Deed of Trust was recorded on February 28, 2018 as Entry No: 19735:2018, official records of Utah County, Utah, as amended by that certain First Amendment to Deed of Trust recorded on March 11, 2020 as Entry No: 31138:2020, official records of Utah County, Utah, covering the following described property (in addition to the remaining collateral property):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Hereby Fidelity National Title Insurance Co., National Commercial Services as Trustee in Lieu of the Trustee therein and requests said Fidelity National Title Insurance Co., National Commercial Services to reconvey, without warranty to the parties described by the terms of said Deed of Trust all of the estate now held by you thereunder, only as to the property described in the legal description herein.

Notwithstanding the foregoing, this partial reconveyance and release shall not in any way affect the other parcels and/or lots described in the Deed of Trust or impair the right of the beneficiary to hold under the Deed of Trust, and as security for the sum remaining due thereon, or to sell under the power of sale contained in the Deed of Trust all of the remainder of the premises therein conveyed and not hereby released. As provided in said Deed of Trust, this Partial Reconveyance is made without affecting the personal liability of any person or the corporate liability of any corporation for the payment of the indebtedness mentioned as secured thereby or the unpaid portion thereof, nor shall it affect any rights or obligations of any of the parties to said Deed of Trust.

Fidelity National Title Insurance Co., National Commercial Services hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said owner and holder, and in accordance with the provisions of said Deed of Trust, does hereby RECONVEY WITHOUT WARRANTY, TO THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, all the estate now held by it under said Deed of Trust only as to the property described in the legal description herein.

AUTHORIZED AGENT:

Fidelity National Title Insurance Co., National Commercial Services


Signature

April 29, 2025
Date

By: Gregory Holbrook
Print Name

Its: Senior Vice President
Print Title


STATE OF Utah)

)SS

COUNTY OF Salt Lake)

On April 29, 2025 before me, the undersigned Notary Public, personally appeared Greg Holbrook, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public

My Commission expires: 01/07/2029

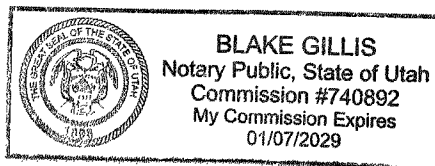


EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED OREM, IN THE COUNTY OF UTAH, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

Lot K, Timpanogos Research & Technology Park (A Planned Unit Development), Phase 1, as the same is identified on the plat thereof, being recorded on April 13, 2000 as Entry No. 29305:2000 and Map No. 8505-98 of Official Records.

Together with an undivided ownership interest in the Common Areas which is appurtenant to said Lot K as more particularly defined in the Declaration and said plat, being recorded on April 13, 2000 as Entry No. 29306:2000 of Official Records, (as the same may have heretofore been amended and/or supplemented).

PARCEL 2:

Lot Q, Timpanogos Research & Technology Park (A Planned Unit Development), Phase 1, as the same is identified on the plat thereof, being recorded on April 13, 2000 as Entry No. 29305:2000 and Map No. 8505-98 of Official Records

Together with an undivided ownership interest in the Common Areas which is appurtenant to said Lot Q as more particularly defined in the Declaration and said plat, being recorded on April 13, 2000 as Entry No. 29306:2000 of Official Records, (as the same may have heretofore been amended and/or supplemented).

Parcel Numbers: 53-229-0010; 53-229-0013