



W3334898

WHEN RECORDED MAIL TO:
PHH Mortgage
200 Midlantic Dr., #410
Mt. Laurel, NJ 08054

E# 3334898 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
01-Aug-24 0339 PM FEE \$40.00 DEP SD
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,
ELECTRONICALLY RECORDED

MERS No. 1000849-0000000928-0
MERS Phone: 888-679-6377

File No.: 178452-KAP

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 Dylan Mueller and Brooke L. Mueller, joint tenants as Trustor, to Mortgage Electronic Registration Systems, Inc. "MERS", as nominee for Bank of Utah, its successors and assigns, as Beneficiary, and recorded in the office of the Weber County Recorder, State of Utah on November 3, 2022 as Entry No. 3262240.

ds
PCV

The portion of the trust estate reconveyed by this Deed of Partial Reconveyance is the following described property located in Weber County, State of Utah:

A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF 2700 WEST, SAID POINT BEING LOCATED NORTH 00°55'23" EAST 2101.97 FEET ALONG THE WEST SECTION LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 26 AND NORTH 90°00'00" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26; RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°55'23" EAST 150.00 FEET; THENCE SOUTH 89°04'37" EAST 7.00 FEET; THENCE SOUTH 00°55'23" WEST 150.00 FEET; THENCE NORTH 89°04'37" WEST 7.00 FEET TO THE POINT OF BEGINNING.

TAX ID NO.: 15-074-0019 (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 1st day of August, 2024.

Cottonwood Title Insurance Agency, Inc.

By: 

Name: Lara Mountford
Its: Vice President

State of Utah)
County of Davis)

On this 1st day of August, 2024, before me, personally appeared Lara Mountford, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same as Vice President on behalf of Cottonwood Title Insurance Agency, Inc.



NOTARY PUBLIC

“MERS” is a Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender’s successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of 1901 E Voorhees Street, Suite C, Danville, IL 61834, P.O. Box 2026, Flint, Michigan 48501-2026 tel. (888) 679-MERS.

