



W3355914

WHEN RECORDED MAIL TO:

Freedom Mortgage Corporation
11988 Exit 5 Pkwy., Bldg. 4
Fishers, IN 46037

MERS No: 1001382-0110149750-8
MERS Phone: (888) 679-6377

E# 3355914 PG 1 OF 3
B. Rahimzadegan, WEBER COUNTY RECORDER
28-Jan-25 1049 AM FEE \$40.00 DEP SD
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,
ELECTRONICALLY RECORDED

File No.: 184142-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 Lorrie Kovalsky and Austin Kovalsky, as Joint Tenants as Trustor, to Mortgage Electronic Registration Systems, Inc., as nominee for First Colony Mortgage Corporation, its successors and assigns, as Beneficiary, and recorded in the office of the Weber County Recorder, State of Utah on August 23, 2023 as Entry No. 3295657.

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:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 08-038-0006 (for reference purposes only)

SW PCV BT

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.

"MERS" is 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 organized and existing under the law of Delaware, and has a mailing address of P.O. Box 2026, Flint MI 48501-2026, and/or a street address of 1901 E. Voorhees Street, Suite C, Danville, IL 61834. The MERS telephone number is (888) 679-MERS.

It is expressly understood that the reconveyance shall not, in any way, affect the lien of said Deed of Trust (mortgage) upon remaining land there by subject to the Deed of Trust.

Dated this 27 day of January, 2025.

Cottonwood Title Insurance Agency, Inc.

By: 
Name: Lara Mountford
Its: Vice President

State of Utah)

County of Davis)

On this 21 day of January, 2025, 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

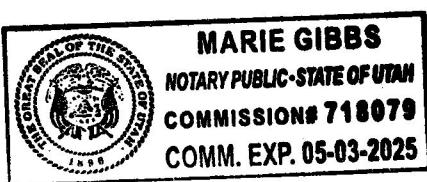


EXHIBIT A

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SAID NORTHWEST QUARTER OF
SAID SECTION 5, SAID POINT BEING LOCATED SOUTH 89°12'45" EAST 1849.20 FEET ALONG SAID
NORTH SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 5, AND RUNNING
THENCE SOUTH 89°12'45" EAST 157.00 FEET; THENCE SOUTH 00°30'08" WEST 40.00 FEET;
THENCE NORTH 89°12'45" WEST 157.00 FEET; THENCE NORTH 00°30'08" EAST 40.00 FEET TO
THE POINT OF BEGINNING.