

E 3539091 B 8309 P 493-496
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/4/2023 1:04 PM
FEE 40.00 Pgs: 4
DEP CTA REC'D FOR UMB
BANK

15-128-0103 thru 0106

**RELEASE OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

GRANTEE	
SYRACUSE LAND HOLDINGS, LLC	
ADDRESS	
620 S STATE STREET SALT LAKE CITY, UT 84111	
TELEPHONE NO.	IDENTIFICATION NO.

GRANTOR (LENDER AND BENEFICIARY): UMB Bank, n.a., 1008 Oak St., Kansas City, MO 64106

TRUSTEE: Norman E. Fretwell C/O UMB Bank, n.a., whose address is P.O. Box 419226, Kansas City, MO 64141-6226

DOCUMENT DATE: 07/31/2023

DATE OF DEED OF TRUST: 10/27/2022 **DATE RECORDED:** 10/28/2022

DEED OF TRUST describing Real Property located in: DAVIS COUNTY, UT

PLACE DEED OF TRUST RECORDED: DAVIS COUNTY

RECORDING INFORMATION: E3505265

DEED OF TRUST RECORDED IN BOOK: 8123 **PAGE:** 51-84

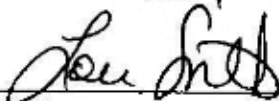
LEGAL DESCRIPTION OF REAL PROPERTY: SEE SCHEDULE A ON PAGE 3.

<p>After Recordation Return to: UMB BANK, N.A. <i>Josefina Estrada</i> P O Box 419226 / Mail Stop 1170203 Kansas City, MO 64179-0020</p>

The street address of the real property (if applicable) is:

The undersigned Beneficiary and legal holder of the indebtedness secured by the Deed of Trust described above, in consideration of the indebtedness secured by the Deed of Trust having been paid in full, hereby acknowledges satisfaction of the Deed of Trust and releases the real property described in the Deed of Trust from the lien and effect thereof.

LENDER: UMB Bank, n.a.

By: 
Lori Smith

Title: Vice President

Lender's Acknowledgement

STATE OF Missouri
 County of Jackson

On this 31ST day of July, 2023, before me personally appeared Lori Smith

to me personally known, who, being by me duly sworn, did say that she is the Vice President of UMB Bank, n.a.

that the foregoing instrument was signed on behalf of said corporation by authority of its board of directors and acknowledged said instrument as said corporation's free act and deed.


Notary Public: Josefina Estrada
My Commission Expires: 12/01/2024

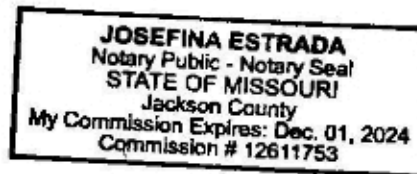


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SYRACUSE CITY, DAVIS COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF NINIGRET NORTH III, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED ON FEBRUARY 12, 2019 AS ENTRY NUMBER 3142943 IN BOOK 7198 AT PAGE 314 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID CORNER LOCATED NORTH 89°56'57" WEST 809.70 FEET AND SOUTH 0°03'03" WEST 171.25 FEET FROM THE CENTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID CENTER OF SECTION LOCATED NORTH 89°56'57" WEST 2,654.25 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 3 (BASIS OF BEARING IS SOUTH 00°07'00" WEST BETWEEN THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SAID SECTION 3); RUNNING THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION TO AND ALONG THE WESTERLY BOUNDARY LINE DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AUGUST 24, 2012 AS ENTRY NUMBER 2682360 IN BOOK 5592 AT PAGE 893-898 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SOUTH 00°08'15" WEST 1,314.96 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MARCH 9, 1993 AS ENTRY NUMBER 1021678 IN BOOK 1558 AT PAGE 130 IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID NORTHERLY LINE NORTH 89°56'46" WEST 886.50 FEET; THENCE NORTH 00°08'15" EAST 1,313.92 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 193 KNOWN AS PROJECT NO. S-0193(5)0; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°59'13" EAST 886.50 FEET TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARING 0°20'06" CLOCKWISE TO EQUAL NAD83 BEARING)

PARCEL 2:

SOUTH ACCESS EASEMENT AGREEMENT DATED SEPTEMBER 18, 2015, BY AND AMONG NINIGRET CONSTRUCTION COMPANY NORTH L.C., A UTAH LIMITED LIABILITY COMPANY, NINIGRET NORTH 4, L.C., A UTAH LIMITED LIABILITY COMPANY AND CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, RECORDED SEPTEMBER 18, 2015 AS ENTRY NO. 2893696 IN BOOK 6354 AT PAGE 90 OF OFFICIAL RECORDS IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

PARCEL 3:

INTENTIONALLY OMITTED.

PARCEL 4:

IRRIGATION EASEMENT AGREEMENT DATED SEPTEMBER 18, 2015, BY AND AMONG NINIGRET CONSTRUCTION COMPANY NORTH L.C., A UTAH LIMITED LIABILITY COMPANY, NINIGRET NORTH 4, L.C., A UTAH LIMITED LIABILITY COMPANY AND CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, RECORDED SEPTMEBER 18, 2015 AS ENTRY NO. 2893698 IN BOOK 6354 AT PAGE 118 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

PARCEL 5:

ROADWAY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SYRACUSE CITY, DAVIS COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 108 KNOWN AS PROJECT NO. S-0108(23)5, SAID POINT ALSO BEING LOCATED $S0^{\circ}08'25''W$ 1328.30 FEET AND $N89^{\circ}51'36''W$ 2616.88 FEET FROM THE CENTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; SAID CENTER OF SECTION LOCATED $N89^{\circ}56'57''W$ 2,654.25 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 3 (BASIS OF BEARING IS $S00^{\circ}07'00''W$ BETWEEN THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SAID SECTION 3); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY $N00^{\circ}09'22''E$ 105.98 FEET; THENCE $S89^{\circ}50'38''E$ 38.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET (RADIUS BEARS: $S89^{\circ}53'39''E$) A DISTANCE OF 31.40 FEET THROUGH A CENTRAL ANGLE OF $89^{\circ}56'58''$ CHORD: $S44^{\circ}52'08''E$ 28.27 FEET; THENCE $S89^{\circ}50'37''E$ 862.51 FEET; THENCE $S00^{\circ}09'23''W$ 66.00 FEET; THENCE $N89^{\circ}50'37''W$ 862.53 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 31.41 FEET THROUGH A CENTRAL ANGLE OF $89^{\circ}59'00''$ CHORD: $S45^{\circ}09'53''W$ 28.28 FEET; THENCE $N89^{\circ}50'38''W$ 38.45 FEET TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARING $0^{\circ}14'45''$ CLOCKWISE TO EQUAL NAD83 BEARING)