

Ent: 476538 B: 1589 P: 1716

Chad Montgomery Box Elder County Utah Recorder
07/10/2024 02:42 PM Fee \$40.00 Page 1 of 3
For COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded By SIMPLIFILE LC E-RECORDING

When Recorded Return To:
Hill Field Investments, Ltd.
3237 Twin Peaks Drive
Layton, UT 84040

ENCUMBERS ALL OF GRANITE RIDGE PH 4
DUE TO OLD DESCRIPTION BEING USED

File No.: 180132-KAP

SUBSTITUTION OF TRUSTEE

Notice is hereby given that Cottonwood Title Insurance Agency, Inc., 1996 East 6400 South, Suite 120, Salt Lake City, UT 84121, is hereby appointed Successor Trustee under that certain Trust Deed with Power of Sale and Assignment of Rents dated March 1, 2021, executed by Granite Ridge Willard, LLC, a Utah limited liability company as Trustor in which Hill Field Investments, Ltd., a Utah limited Partnership who erroneously shows as Hill Field Investments, Ltd., a Utah limited liability company is named Beneficiary, First American Title Insurance Company is named as Trustee, and recorded in the office of the Box Elder County Recorder, State of Utah on March 4, 2021 as Entry No. 428068 in Book 1459 at Page 1430.

The trust estate affected by this Substitution of Trustee is the following described property located in Box Elder County, State of Utah:

See Exhibit A attached hereto and made a part hereof

Parcel Number(s): 02-053-0069 (for Reference Purposes Only)

02-053-0014 (Priors 02-053-0017:02-092-0066)

The undersigned beneficiary hereby ratifies and confirms all actions taken on its behalf by the successor trustee prior to the recording of this instrument.

Dated this 3rd day of July, 2024.

Hill Field Investments, Ltd., a Utah limited Partnership

BY: Hill Field Management, L.C.

ITS: Managing Partner

BY:


R. Scott Priest
Operating Manager

State of Utah)

County of Davis)

On the 3rd day of July, 2024, personally appeared before me R. Scott Priest, who acknowledged himself to be the Operating Manager of Hill Field Management, L.C. the Managing Partner of Hill Field Investments, Ltd., a Utah limited Partnership, a limited partnership, and that he, as such R. Scott Priest, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


NOTARY PUBLIC

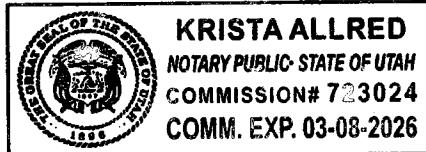


EXHIBIT A**LEGAL DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE NORTH $89^{\circ}57'35''$ WEST 1011.09 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH $34^{\circ}21'24''$ WEST 374.34 FEET (372.90 FEET BY RECORD); THENCE NORTH $00^{\circ}05'43''$ EAST 365.07 FEET; THENCE SOUTH $55^{\circ}49'36''$ WEST 262.53 FEET; THENCE SOUTH $00^{\circ}12'26''$ WEST 179.77 FEET; THENCE SOUTH $62^{\circ}53'38''$ EAST 87.18 FEET; THENCE NORTH $89^{\circ}13'33''$ EAST 90.76 FEET; THENCE SOUTH $34^{\circ}21'24''$ EAST 373.50 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH $89^{\circ}57'35''$ WEST 902.52 FEET ALONG SAID SOUTH LINE; THENCE NORTH $02^{\circ}15'15''$ EAST 622.33 FEET; THENCE NORTH $88^{\circ}55'13''$ WEST 8.51 FEET TO THE WEST EDGE OF A CONCRETE IRRIGATION DITCH; THENCE NORTH $01^{\circ}58'48''$ EAST 447.06 FEET ALONG SAID WEST EDGE; THENCE NORTH $88^{\circ}20'12''$ WEST 435.66 FEET (412.50 FEET BY RECORD) TO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89-91; THENCE TO THE LEFT ALONG THE ARC OF A 3879.80 FOOT RADIUS CURVE, A DISTANCE OF 60.32 FEET, CHORD BEARS NORTH $04^{\circ}12'50''$ WEST 60.32 FEET; THENCE SOUTH $88^{\circ}20'12''$ EAST 208.65 FEET; THENCE NORTH $19^{\circ}38'04''$ WEST 167.61 FEET; THENCE SOUTH $84^{\circ}46'46''$ WEST 27.37 FEET; THENCE SOUTH $55^{\circ}54'21''$ WEST 108.79 FEET; THENCE SOUTH $84^{\circ}05'45''$ WEST 42.89 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE TO THE LEFT ALONG THE ARC OF A 3879.80 FOOT RADIUS CURVE, A DISTANCE OF 264.98 FEET, CHORD BEARS NORTH $07^{\circ}51'38''$ WEST 264.93 FEET TO THE SOUTHWEST CORNER OF THE WOODYATT SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING SEVEN COURSES; (1) NORTH $80^{\circ}19'47''$ EAST 214.25 FEET; (2) NORTH $12^{\circ}13'13''$ WEST 109.49 FEET; (3) NORTH $77^{\circ}46'47''$ EAST 350.00 FEET; (4) NORTH $43^{\circ}10'38''$ EAST 203.74 FEET; (5) NORTH $46^{\circ}34'48''$ EAST 243.04 FEET; (6) NORTH $04^{\circ}33'47''$ EAST 316.34 FEET; (7) NORTH $09^{\circ}43'13''$ WEST 310.35 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH $89^{\circ}55'07''$ EAST 884.80 FEET ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF THE OGDENBRIGHAM CANAL; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN COURSES; (1) SOUTH $13^{\circ}09'33''$ EAST 28.45 FEET (2) TO THE LEFT ALONG ARC OF A 325.00 FOOT RADIUS CURVE, A DISTANCE OF 35.50 FEET, CHORD BEARS SOUTH $16^{\circ}17'18''$ EAST 35.48 FEET; (3) SOUTH $19^{\circ}25'03''$ EAST 47.50 FEET; (4) SOUTH $70^{\circ}34'57''$ WEST 5.00 FEET; (5) SOUTH $19^{\circ}25'03''$ EAST 63.00 FEET; (6) TO THE LEFT ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE, A DISTANCE OF 64.74 FEET, CHORD BEARS SOUTH $33^{\circ}41'03''$ EAST 64.07 FEET; (7) SOUTH $47^{\circ}57'03''$ EAST 64.10 FEET; (8) TO THE RIGHT ALONG ARC OF A 70.00 FOOT RADIUS CURVE, A DISTANCE OF 30.03 FEET, CHORD BEARS SOUTH $35^{\circ}39'33''$ EAST 29.80 FEET; (9) SOUTH $23^{\circ}22'03''$ EAST 93.70 FEET; (10) TO THE LEFT

ALONG ARC OF A 130.00 FOOT RADIUS CURVE, A DISTANCE OF 30.25 FEET. CHORD BEARS SOUTH 30°02'02" EAST 30.18 FEET; (11) SOUTH 36°42'03" EAST 11.09 FEET; THENCE SOUTH 35°16'26" WEST 251.02 FEET; THENCE SOUTH 54°43'34" EAST 40.00 FEET; THENCE NORTH 35°16'26" EAST 238.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 36°42'03" EAST 137.41 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 21°49'34" EAST 187.82 FEET; THENCE SOUTH 00°46'12" EAST 300.00 FEET; THENCE SOUTH 89°13'48" WEST 90.00 FEET; THENCE SOUTH 00°46'12" EAST 273.81 FEET; THENCE SOUTH 63°52'40" WEST 60.38 FEET; THENCE SOUTH 89°14'40" WEST 96.70 FEET; THENCE SOUTH 00°45'20" EAST 716.10 FEET; THENCE NORTH 89°14'40" EAST 542.70 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°45'20" EAST 605.50 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING: BEGINNING AT A POINT 1010.91 FEET WEST ALONG SOUTH SECTION LINE AND NORTH 1273.86 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°41'47" EAST 160.38 FEET, THENCE NORTH 55°21'51" EAST 150.22 FEET, THENCE NORTH 32°11'08" WEST 226.48 FEET, THENCE SOUTH 70°37'33" WEST 247.52 FEET, THENCE SOUTH 19°52'23" EAST 206.39 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS WEST ALONG THE SECTION LINE.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF WILLARD PEAK RANCHES NO. 1 APPALOOSA RANCH SUBDIVISION.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED TO THE UNITED STATES OF AMERICA BY THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 13, 1936 AS ENTRY NO. 45207F IN BOOK 39 AT PAGE 80 OF OFFICIAL RECORDS.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF GRANITE RIDGE SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF GRANITE RIDGE SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF GRANITE RIDGE SUBDIVISION PHASE 3. ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER.

For Reference Only - APN: 02-053-0067

02-092-02do