

WHEN RECORDED RETURN TO:

Name: Woodbury Group, Inc.
Address: 2733 East Parley's Way, Suite 300
Salt Lake City, Utah 84109
Attn: Curtis G. Woodbury

DEED OF PARTIAL RECONVEYANCE

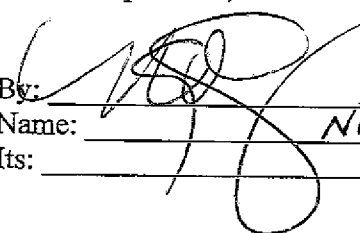
Stewart Title Insurance Agency of Utah, Inc., a title agent authorized to conduct business in the State of Utah, does hereby reconvey, without warranty a portion of the real property encumbered by that certain Deed of Trust dated September 18, 2018 naming Midway Springs, LLC - Series I, a series of Midway Springs, LLC, and Midway Springs, LLC - Series II, a series of Midway Springs, LLC, as Trustors, Stewart Title Insurance Agency of Utah, Inc., as Trustee, and Woodbury Group, Inc., a Utah corporation, as Beneficiary, securing a note in the amount of \$900,000.00, which Trust Deed was recorded September 18, 2018, as Entry No. 456048, in Book 1233, at Page 1315, of the records of the County Recorder of Wasatch, Utah, which portion is described as follows:

See Attached Exhibit "A"

THE INDEBTEDNESS HAS NOT BEEN PAID IN FULL AND REMAINS OUTSTANDING NOTWITHSTANDING THIS DEED OF PARTIAL RECONVEYANCE.

Dated: June 9, 2020.

Stewart Title Insurance Agency of Utah, Inc,
a Utah corporation, Trustee

By: 
Name: NIKKI GONZALEZ
Its: _____

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

On the date mentioned in the foregoing instrument, personally appeared before me, Nikki Gonzalez, personally known to me to be the Authorized Agent of Stewart Title Insurance Agency of Utah, Inc., who executed the foregoing instrument for and in behalf of said corporation by authority of the by-laws, and who acknowledges to me that the act was in behalf of said corporation.

Witness my hand and official seal.

Notary Public
My commission expires _____

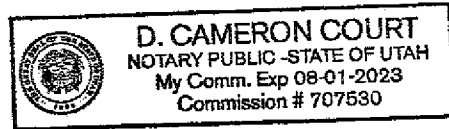
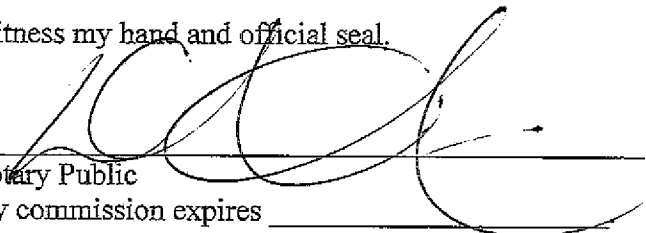


Exhibit A

DESCRIPTION OF TRUST PROPERTY TO BE RELEASED/RECONVEYED

Parcel 1:

Beginning at a point 54 rods North and 18 rods East of the Southwest corner of the Northwest quarter of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence North 30 rods; thence East 40 rods; thence South 40 rods; thence West 20 rods; thence North 10 rods; thence West 20 rods to the point of beginning.

Subject to the Fence Line Agreement recorded on 16 October 2003 as entry no. 264291, in book 659, at page 17, of Official Records.

Tax ID No. OMI-0429

Parcel 2:

Beginning at a point 20.35 chains West of the Northeast corner of the Northwest quarter South of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence West 4.45 chains; thence South 25' West 9 chains; thence West 5.55 chains; thence South 25' West 10 chains; thence East 10 chains; thence North 25' East 19 chains to the point of beginning.

Less the following parcels:

Commencing West 1468.92 feet from the North quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 0°23' West 129.12 feet; thence North 89°28' West 100 feet; thence North 0°23' East 128.18 feet; thence East 100 feet to the point of beginning.

And:

Commencing West 1468.92 feet and South 0°23' West 129.12 feet from the North quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 0°23' West 100 feet; thence North 89°28' West 100 feet; thence North 0°23' East 100 feet; thence South 89°28' East 100 feet to the point of beginning.

Tax ID No. OMI-0420

Parcel 3:

Beginning West 363.0 feet and South 03°12' West 194.3 feet from the North quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 03°12' West 520.96 feet; thence North 69°10'16" West 167.58 feet; thence North 89°03'28" West 371.65 feet; thence South 77°31'15" West 192.78 feet; thence North 0°25'

East 690.13 feet; thence East 476.88 feet; thence South 194.0 feet; thence East 263.56 feet to the point of beginning.

Tax ID No. OMI-0402

Parcel 4:

Beginning West 363 feet and South 03°12' West 715.26 feet from the North quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence South 03°12' West 32.74 feet; thence South 62°28' East 69.4 feet; thence South 551.4 feet; thence North 87° West 995.28 feet; thence North 00°25' East 1278.22 feet, more or less, to the North line of Section 35; thence East 318.1 feet, more or less, to the West line of the Remund Dairy, Inc. Property; thence South 00°25' West 690.13 feet; thence North 77°31'15" East 192.78 feet; thence South 89°03'28" East 371.65 feet; thence South 67°10'16" East 167.58 feet to the point of beginning.

Less and excepting therefrom:

Commencing at a point which is the North quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, set in 1995; thence West 1026.573 feet to the true point of beginning; and running thence East 245.00 feet; thence South 00°25'00" West 156.0 feet; thence West 180.00 feet; thence South 00°25'00" West 92.00 feet; thence West 65.00 feet; thence North 00°25'00" East 248.0 feet to and along a fence to the true point of beginning.

Also less and excepting therefrom:

Beginning at a point which is the North quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, set in 1995; thence West 1026.573 feet to the true point of beginning; and running thence South 00°25'00" West 934.00 feet; thence West 283.18 feet; thence North 00°25'00" East 694.00 feet; thence East 188.10 feet; thence North 00°25'00" East 240.00 feet along a fence; thence East 95.07 feet to the true point of beginning.

Tax ID No. OMI-0403-1

Parcel 5:

Beginning at a point which is the North quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, set in 1995; thence West 1026.573 feet to the true point of beginning; and running thence South 00°25'00" West 934.00 feet; thence West 283.18 feet; thence

North 00°25'00" East 694.00 feet; thence East 188.10 feet; thence North 00°25'00" East 240.00 feet along a fence; thence East 95.07 feet to the true point of beginning.

Tax ID No. OMI-0403

Parcel 6:

Commencing at a point which is the North quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, set in 1995; thence West 1026.573 feet to the true point of beginning; and running thence East 245.00 feet; thence South 00°25'00" West 156.0 feet; thence West 180.00 feet; thence South 00°25'00" West 92.00 feet; thence West 65.00 feet; thence North 00°25'00" East 248.00 feet to and along a fence to the true point of beginning.

Tax ID No. OMI-0402-1

Included within the foregoing described land is all of the property within the WATTS REMUND FARMS PUD PHASE I, official plat recorded September 17, 2018 in the office of the Wasatch County Recorder, State of Utah, including all Units therein and all rights in and to the common areas, limited common areas, and private roadways which are appurtenant to such units or otherwise included within or a part of said recorded plat.

Tax ID No.: 00-0021-3300, 00-0021-3301, 00-0021-3302, 00-0021-3303, 00-0021-3304, 00-0021-3305, 00-0021-3306, 00-0021-3307, 00-0021-3308, 00-0021-3309, 00-0021-3299, 00-0021-3298, 00-0021-3297, 00-0021-3296, 00-0021-3310, 00-0021-3328, 00-0021-3329, 00-0021-3330, 00-0021-3331, 00-0021-3332, 00-0021-3333, 00-0021-3327, 00-0021-3326, 00-0021-3325, 00-0021-3324, 00-0021-3323, 00-0021-3322, 00-0021-3321, 00-0021-3320, 00-0021-3319, 00-0021-3318, 00-0021-3317, 00-0021-3316, 00-0021-3315, 00-0021-3314, 00-0021-3313, 00-0021-3312, 00-0021-3311, 00-0015-3689

Includes lots 2 through 39, WATTS REMUND FARMS PUD PHASE I