

When Recorded Mail To:
National Title Agency
6770 South 900 East, Ste. 101
Midvale, UT 84047

ENT 48741:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 May 31 12:44 PM FEE 40.00 BY DA
RECORDED FOR National Title Agency of Utah, Inc.
ELECTRONICALLY RECORDED

File: 16-2524

Tax ID # 40-508-0001

PARTIAL RECONVEYANCE

National Title Agency of Utah, Inc., as duly appointed Trustee under the Deed of Trust hereinafter referred to, having received from Beneficiary thereunder a written request to reconvey, in accordance with the terms of said Deed of Trust, a portion of the estate now held by said Trustee under said Deed of Trust in and to the hereinafter described property. Said Deed of Trust having been executed by Garff Properties-Orem, LLC, a Utah limited liability company, Trustor, and recorded in the Official Records of Utah County, State of Utah as follows:

Dated: June 27, 2018

Recorded: July 13, 2018, as Entry #65923:2018 of the Official Records of the Utah County Recorder, State of Utah

Now, Therefore, in accordance with said request and the provisions of said Deed of Trust, National Title Agency of Utah, Inc., as Trustee, does hereby RECONVEY, without warranty, to THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, that portion of the estate now held by it thereunder in and to the property situated in said county, state of Utah, described as follows:

See Exhibit "A" Attached Hereto And By Reference To Made a Part Hereof

The remaining property described in said Deed of Trust shall continue to be held by said Trustee under the terms thereof.

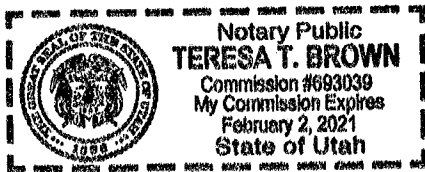
Dated this 29 day of May, 2019.

National Title Agency of Utah, Inc.


BY: Spencer Rowley
ITS: President

State of Utah)
)ss.
County of Salt Lake)

On the 29 day of May, 2019, personally appeared before me, Spencer Rowley, who being by me duly sworn, did say, that he is the President of National Title Agency of Utah, Inc. and that the within and foregoing instrument was signed in behalf of said Corporation by authority of its Resolution and the said Spencer Rowley acknowledged to me that said Corporation executed the same.



Teresa T. Brown
NOTARY PUBLIC

A parcel of land in fee, being part of an entire tract of property, situate in Lot 1, Garff Orem VW/Honda Subdivision, according to the official plat thereof on file recorded December 11, 2017 as Entry No. 122661 as Map Filing No. 15807-171 of plats, situate in the Northwest quarter of the Northwest quarter of Section 26, Township 6 South, Range 2 East, Salt Lake Base and Meridian, for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0264(23)3.

Beginning at the Southwest corner of said Lot 1, which point is on the Northerly right of way and limited access line of State Route 265 (University Parkway), which point is also 552.50 feet (553.15 feet measured) South 00°44'08" East along the section line and 597.19 feet South 89°13'06" East (South 89°13'23" East 597.17 feet measured) and 366.27 feet South 89°13'06" East (South 89°13'23" East measured) from the Northwest corner of said Section 26; thence along the Westerly boundary line of said Lot 1 North 18.50 feet which point is also 83.50 feet perpendicularly distant Northerly from the control line of said project, opposite approximate Engineer Station 150+88.22; thence South 89°13'23" East 37.00 feet to a point which is 83.50 feet perpendicularly distant Northerly from the control line of said project, opposite Engineer Station 151+25.22 and is designated as point "CC"; thence South 22°50'51" East 7.64 feet to a point which is 76.50 feet perpendicularly distant Northerly from the control line of said project, opposite Engineer Station 151+28.28; thence South 89°13'23" East 236.38 feet to a point which is 76.50 feet perpendicularly distant Northerly from the control line of said project, opposite Engineer Station 153+64.66; thence North 83°39'07" East 16.13 feet to a point which is 78.50 feet perpendicularly distant Northerly from the control line of said project, opposite Engineer Station 153+80.66; thence North 00°46'37" East 0.84 feet to a point which is 79.34 feet perpendicularly distant Northerly from the control line of said project, opposite Engineer Station 153+80.66; thence North 48°10'44" East 32.64 feet to a point which is 101.44 feet perpendicularly distant Northerly from the control line of said project, opposite Engineer Station 154+04.68; thence South 41°49'16" East 1.50 feet to a point which is 100.33 feet perpendicularly distant from the control line of said project, opposite Engineer Station 154+05.70; thence North 48°10'44" East 1.94 feet to a point which is 101.65 feet perpendicularly distant Northerly from the control line of said project, opposite Engineer Station 154+07.13; thence North 41°49'16" West 1.50 feet to a point which is 102.75 feet perpendicularly distant Northerly from the control line of said project, opposite Engineer Station 154+06.11; thence North 48°10'44" East 4.80 feet to a point which is 106.00 feet perpendicularly distant Northerly from the control line of said project, opposite Engineer Station 154+09.65; thence South 89°13'23" East 9.81 feet to the Easterly boundary line of said entire tract and the Westerly right of way line of 200 East Street in Orem, Utah, which point is also 106.00 feet perpendicularly distant Northerly from the control line of said project, opposite Engineer Station 154+19.45 and is designated as point "DD"; thence along said boundary and right of way line the following two (2) courses: (1) South 01°02'00" East 29.78 feet to a point of curvature; (2) 11.24 feet (11.87 feet measured) along the arc of a 20.00-foot radius curve to the right, through a central angle of 34°01'06", the chord of which bears South 16°06'04" West 11.09 feet (South 17°00'51" West 11.70 feet measured) to the Southeast corner of said entire tract and the Northerly right of way and limited access line of State Route 265 (University Parkway); thence along said boundary, right of way and limited access line North 89°13'06" West 329.01 feet (North 89°13'23" West 328.66 feet measured), more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.