

ATLAS TITLE  
FILE # 35756

Ent 488071 Bk 1322 Pg 972-973  
Date: 05-NOV-2020 10:22:41AM  
Fee: \$64.00 Check Filed By: HP  
PEGGY FOY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
For: ATLAS TITLE INSURANCE HEBER

# Deed of Partial Reconveyance

(Corporate Trustee)

ATLAS TITLE

AS TRUSTEE

UNDER A TRUST DEED ORIGINALLY RECORDED AND DESCRIBED AS FOLLOWS:

A Deed of Trust dated 6 June 2019 by and between Innovative Developments Group, LLC as Trustor in favor of Utah Community Federal Credit Union as Trustee and **Utah Community Federal Credit Union** as Beneficiary, to secure an original indebtedness of \$3,866,250.00, recorded 11 June 2019 as Entry No. 464567, in Book 1254, at Page 1464, of Official Records.

of the records of the County Recorder of Wasatch County, Utah, and pursuant to a written request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Trustee under said TRUST DEED, which TRUST DEED covers real property situated in WASATCH COUNTY, STATE OF UTAH, described as follows:

SEE ATTACHED LEGAL DESCRIPTION

DATED THIS 3 DAY OF November 2020

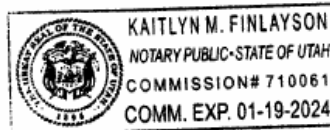
ATLAS TITLE

BY: [Signature]  
MICHAEL H. BROWN, President

State of: UTAH ) ss  
County of: WASATCH )

On the 3 day of November 2020 personally appeared before me MICHAEL H. BROWN, who being by me duly sworn did say that he, the said MICHAEL H. BROWN, is the President of **ATLAS TITLE**, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said MICHAEL H. BROWN duly acknowledged to me that said corporation executed the same.

[Signature]  
NOTARY PUBLIC



## Legal Description

BEGINNING AT A POINT THAT LIES SOUTH 00°30'43" EAST 838.45 FEET ALONG THE SECTION LINE AND WEST 975.86 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, S00°30'13"E 1,079.26 FEET; THENCE N89°19'02"W 94.10 FEET; THENCE S88°01'11"W 122.04 FEET; THENCE S87°02'26"W 145.39 FEET; THENCE N85°29'56"W 50.94 FEET; THENCE S89°37'54"W 547.06 FEET; THENCE S89°37'54"W 9.33 FEET; THENCE N00°03'43"W 1,024.81 FEET; THENCE N00°03'43"W 265.57 FEET; THENCE EAST 0.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,206.77 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S03°04'15"W THENCE 426.68 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°04'41", WITH A CHORD BEARING AND DISTANCE OF S81°23'24"E 426.02 FEET THENCE S75°51'03"E 207.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET; THENCE 107.68 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°45'07", WITH A CHORD BEARING AND DISTANCE OF S69°58'30"E 107.49 FEET THENCE S64°05'56"E 108.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 175.00 FEET; THENCE 79.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°58'33", WITH A CHORD BEARING AND DISTANCE OF S77°05'12"E 78.66 FEET THENCE N89°55'31"E 47.94 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE 23.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°25'44", WITH A CHORD BEARING AND DISTANCE OF N44°42'39"E 21.29 FEET TO THE POINT OF BEGINNING.

Tax ID No(S). OWC-1680-3 and OWC-1683-6

**SAID LEGAL CONTAINING THE FOLLOWING PROPERTIES:**

Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33, Christensen Farm Subdivision, Phase 1, as described on the official plat on file and of record in the office of the Wasatch County Recorder, State of Utah.

Tax ID No.: 0FJ-1012, 0FJ-1013, 0FJ-1014, 0FJ-1015, 0FJ-1016, 0FJ-1017, 0FJ-1018, 0FJ-1019, 0FJ-1020, 0FJ-1021, 0FJ-1022, 0FJ-1023, 0FJ-1024, 0FJ-1025, 0FJ-1026, 0FJ-1027, 0FJ-1028, 0FJ-1029, 0FJ-1030, 0FJ-1031, 0FJ-1032, AND 0FJ-1033