

ATLAS TITLE
FILE #37646

Ent 517981 Bk 1405 Pg 655-656
Date: 08-APR-2022 2:50:18PM
Fee: \$40.00 Check Filed By: TC
MARCY M MURRAY, 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 16 November 2018 by and between Fragola Enterprises, LLC, a Utah limited liability company as Trustor in favor of Cottonwood Title as Trustee and BRELF II, LLC, a Washington limited liability company as Beneficiary, to secure an original indebtedness of \$12,961,283.00, recorded 16 November 2018 as Entry No. 458110, in Book 1238, at Page 1552, 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 8 DAY OF April 2022

ATLAS TITLE

BY: [Signature]
MICHAEL H. BROWN, President

State of: UTAH) ss
County of: WASATCH)

On the 8 day of April 2022 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



STRAWBERRY RANCH

SECTIONS 17, 19 AND 20, T4S, R10W,
UBM
PARCEL LEGAL DESCRIPTION FOR REEF

BEGINNING AT A POINT REPRESENTING THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UINTAH BASE AND MERIDIAN; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 20, N87°08'55"E 317.86 FEET TO THE TRUE POINT OF BEGINNING (BASIS OF BEARINGS FOR THIS DESCRIPTION BEING N00°21'58"W 2601.72 FEET BETWEEN POINTS REPRESENTING THE WEST ONE- QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 20);

THENCE N88°56'53"E 990.51 FEET; THENCE N00°12'34"W 648.73 FEET; THENCE N89°03'54"E 329.84 FEET; THENCE N00°13'38"W 324.03 FEET; THENCE N89°07'01"E 329.65 FEET; THENCE N00°16'20"W 323.71 FEET; THENCE N89°10'24"E 329.58 FEET; THENCE S00°17'24"E 881.28 FEET; THENCE S00°17'23"E 88.83 FEET; THENCE N89°00'45"E 330.17 FEET; THENCE S00°25'26"E 1,431.77 FEET; THENCE S89°36'55"W 1,767.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,902.74 FEET AND TO WHICH POINT A RADIAL LINE BEARS S49°17'51"E; THENCE 73.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°12'48", WITH A CHORD BEARING AND DISTANCE OF N41°48'33"E 73.50 FEET, TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,902.74 FEET THENCE 272.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°12'43", WITH A CHORD BEARING AND DISTANCE OF N47°01'19"E 272.47 FEET; THENCE N49°39'49"E 50.05 FEET; THENCE N42°47'00"W 0.27 FEET; THENCE N47°47'41"W 312.09 FEET; THENCE S75°13'06"W 601.60 FEET; THENCE S54°27'14"W 557.87 FEET; THENCE N89°59'36"W 121.00 FEET; THENCE N27°07'23"E 1,205.74 FEET TO THE TRUE POINT OF BEGINNING.

Said property includes Commercial Lot A & B, Strawberry Ranch Phase 1A, and an undivided interest in the Common Area, as defined and described on the recorded plat, on file and of record in the Office of the Wasatch County Recorder state of Utah.

Also: Resort Area Phase 1A, Strawberry Ranch Phase 1A, and an undivided interest in the Common Area as defined and described on the Recorded Plat, on file in the office of the Wasatch County Recorder, State of Utah.

Along with all common areas contained within Strawberry Ranch Phase 1A.

Less and excepting from the above-described properties:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Strawberry Ranch Phase 1A, as defined and described on the recorded plat, on file and of record in the Office of the Wasatch County Recorder state of Utah.

Above description effects Tax ID Nos. 00-0010-9590, 00-0010-9921, 00-0010-9855, Parcel No. 00-0021-4252, 00-0021-4253, and 00-0021-4254