

WHEN RECORDED MAIL TO:

Kirton McConkie
50 E. South Temple #400
Salt Lake City, UT 84111
Attn: David Wilson

File No.: 165204-WHF

Ent 528737 Bk 1432 Pg 1315 - 1321
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2023 Jan 18 03:24PM Fee: \$40.00 TC
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

DEED OF RECONVEYANCE FOR SECOND DEED OF TRUST

In Reference to Tax ID Number(s):

**00-0007-6864, 00-0020-7784, 00-0007-6872, 00-0007-6880, 00-0020-2698, 00-0020-4218,
00-0020-9040, 00-0021-5559**

CT/A #165204-WHF

When Recorded Return to:

Kirton McConkie
50 E. South Temple #400
Salt Lake City, UT 84111
Attn: David Wilson

Space above for Recorder's use

**DEED OF RECONVEYANCE FOR
SECOND DEED OF TRUST**

Dated as of January 10, 2023

EXECUTED BY:

COTTONWOOD TITLE INSURANCE AGENCY, INC.

AND

AJ FIRESIDE PARK CITY LLC
a Delaware limited liability company

TAX ID NO.: 00-0007-6864, 00-002-7784, 00-0007-6872, 00-0007-6880, 00-0020-2698,
00-0020-4218, 00-0020-9040, and 00-0021-5559 (for reference purposes only)

**DEED OF RECONVEYANCE FOR
SECOND DEED OF TRUST**

THIS DEED OF RECONVEYANCE FOR SECOND DEED OF TRUST (the "Instrument"), effective as of January 10, 2023, is from Cottonwood Title Insurance Agency, Inc. (aka Cottonwood Title) ("Trustee"), with an address of 746 E. Winchester Street, Suite 100, Salt Lake City, Utah 84107, and from AJ Fireside Park City LLC, a Delaware limited liability company ("Beneficiary"), with an address of 2780 N. Moose Wilson Road, Wilson, WY 83014.

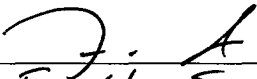
Benloch CPC, LLC, a Utah limited liability company ("Trustor") executed and delivered to Trustee and Beneficiary that certain Second Deed of Trust dated September 15, 2021 and recorded in the Official Records of Wasatch County, Utah on September 16, 2021, in **Entry No. 507471, Book 1375, Page 1710** (the "Deed of Trust"). The Real Property secured by the Deed of Trust included the real property described on Exhibit A to this Instrument (the "Released Property") and was given as security for the payment and performance of certain obligations, indebtedness and liabilities of Trustor to the Beneficiary as described in the Deed of Trust.

Trustee, having received from the Beneficiary a written request to reconvey as evidenced by its execution below, does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate now held by the trustee under the Deed of Trust.

[Signature Page to Follow]

TRUSTEE

Cottonwood Title Insurance Agency, Inc.
(aka Cottonwood Title)

By: 
Name: Franklin S. Ivory
Title: President

THE STATE OF Utah)
)
COUNTY OF Salt Lake)

SS.

This instrument was acknowledged before me on this 19 day of Jan, 2023, by Franklin S. Ivory, the President of Cottonwood Title Insurance Agency, Inc., as Trustee.


Notary Public



[Signatures Continue on Following Page]

BENEFICIARY

AJ FIRESIDE PARK CITY LLC,
a Delaware limited liability company

By: Jamie Mackay
Name: Jamie Mackay
Title: President

THE STATE OF Wyoming)
COUNTY OF Teton)

SS.

This instrument was acknowledged before me on this 10th day of January, 2023, by Jamie Mackay as President of AJ Fireside Park City LLC, a Delaware limited liability company, for and on behalf of said company.

B. Larson
Notary Public

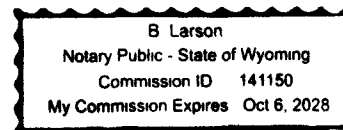


Exhibit A
Legal Description

The real property referred to herein is situated in Wasatch County, Utah and described as follows:

PARTS OF SECTIONS 1, 2 AND 11, 12, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST (SAID NORTHEAST CORNER OF SECTION 1 BEING N89°31'27"E 16027.64 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT);
THENCE S01°18'39"E, 2563.63 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S01°18'39"E, 86.33 FEET;
THENCE S01°29'16"E, 2544.74 FEET;
THENCE N89°51'47"W, 466.72 FEET;
THENCE S00°36'10"E, 466.74 FEET;
THENCE N89°51'52"W, 2470.19 FEET;
THENCE N89°51'50"W, 2695.77 FEET;
THENCE N00°26'57"W, 194.70 FEET TO THE BEGINNING OF A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 655.00 FEET;
THENCE ALONG SAID CURVE AN ARC LENGTH OF 379.56 FEET, A DELTA ANGLE OF 33°12'07", A CHORD BEARING OF N17°03'01"W, AND A CHORD LENGTH OF 374.27 FEET;
THENCE N05°15'38"E, 701.74 FEET;
THENCE N07°07'05"E, 475.22 FEET;
THENCE N12°20'34"W, 653.73 FEET;
THENCE N00°52'42"W, 550.18 FEET;
THENCE N04°43'52"E, 403.75 FEET;
THENCE N15°34'44"E, 320.49 FEET;
THENCE S89°58'21"E 2481.55 FEET;
THENCE S52°14'52"E, 346.35 FEET;
THENCE S16°50'21"E, 394.58 FEET;
THENCE S01°06'44"W, 404.26 FEET;
THENCE S37°42'12"E, 163.59 FEET;
THENCE N90°00'00"E, 227.79 FEET;
THENCE N67°20'38"E, 1125.22 FEET;
THENCE N38°18'23"E, 494.94 FEET;
THENCE N64°46'26"E, 220.52 FEET;
THENCE S72°16'42"E, 552.74 FEET;
THENCE S62°48'28"E, 354.89 FEET TO THE POINT OF BEGINNING.
AREA COMPRISES 18,457,515.86 SF OR 423.7263 AC, MORE OR LESS.

20631727_v1