

**WHEN RECORDED MAIL TO:**  
9089 S 1300 W #120  
West Jordan UT 84088

**REQUEST FOR PARTIAL RECONVEYANCE  
AND  
DEED OF PARTIAL RECONVEYANCE**

Truly Title, Inc. is currently the Trustee under the Trust Deed executed by Jaffa Lynch Investor Group, LLC a Utah Limited Liability company as Trustor(s), in which Bison Capital Investments LLC, a Utah Limited Liability Company is named as Beneficiary and Truly Title Inc. as Trustee, and filed for record on April 8, 2024 and recorded as Entry No. 543830 Records of Wasatch County, State of Utah covering the following described property:

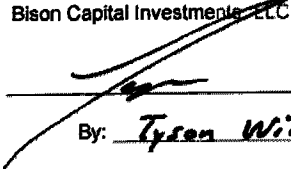
See attached Legal Description

The undersigned Beneficiary is the present legal owner and holder of the note and all other indebtedness secured by the Trust Deed. Said note, together with all other indebtedness secured by the Trust Deed, has been fully paid and satisfied. Pioneer Title is hereby requested and directed to cancel said note and all other evidences of indebtedness secured by the Trust Deed, together with the Trust Deed, and to reconvey, without warranty, to the parties designated by the terms of the Trust Deed, all the estate now held by the Trustee thereunder.

In the event that the Trust Deed and note hereinabove referred to have been lost or destroyed, the undersigned certifies that the Trust Deed and note have not been assigned to another party, and that in consideration of the issuance by the Trustee of its reconveyance of the Trust Deed without the surrender to the Trustee of the Trust Deed and note for cancellation and retention, the undersigned hereby agrees to indemnify and hold harmless the Trustee of all liability and responsibility for any loss, damage, and expense that may arise or that the Trustee may suffer by reason of the issuance of such reconveyance without having possession of the original note.

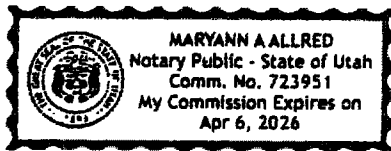
DATED May 27<sup>th</sup> 2024

Bison Capital Investments, LLC a Utah LLC

  
By: Tyson Williams its Manager

STATE OF UTAH  
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me the 24<sup>th</sup> day of May, 2024  
by Images of the Bison Capital Investments, LLC a Utah Limited Liability Company



Maryann A. Allred  
Notary Public  
My Commission Expires: 4.6.2026

**DEED OF RECONVEYANCE**

Truly Title, as Trustee under the Trust Deed referred to above and pursuant to written request, does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the trust property now held by it as Successor Trustee.

DATED this 24 day of May, 2024.

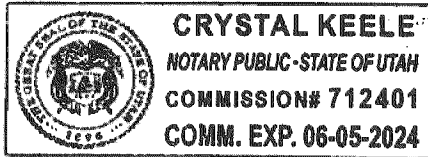
Truly Title Inc.

By: [Signature]  
Its: Authorized Agent

STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me the \_\_\_\_\_ day of May 2024 by Crystal Bond, the Manager of Truly Title Inc

[Signature]  
Notary Public



**Exhibit A**  
**Legal Description**

A parcel of land situate in the Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°41'38" East 526.68 feet along the quarter section line and West 1,021.35 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian;  
and running  
thence Southwesterly 122.47 feet along the arc of a 316.00 foot radius curve to the right (center bears North 46°20'14" West and the chord bears South 54°45'55" West 121.70 feet with a central angle of 22°12'18");  
thence South 71°09'06" West 14.41 feet;  
thence Southwesterly 17.32 feet along the arc of a 315.00 foot radius curve to the right (center bears North 21°31'17" West and the chord bears South 70°03'14" West 17.32 feet with a central angle of 03°09'02");  
thence South 71°37'45" West 95.04 feet;  
thence Southwesterly 5.78 feet along the arc of a 27.00 foot radius curve to the right (center bears North 18°22'15" West and the chord bears South 77°45'51" West 5.77 feet with a central angle of 12°16'13") to the Easterly Right-of-Way line of Highway 40;  
thence Northwesterly 356.63 feet along the arc of a 2,914.90 foot radius curve to the left (center bears South 70°47'03" West and the chord bears North 22°43'15" West 356.41 feet with a central angle of 07°00'36") along said Easterly Right-of-Way line;  
thence North 56°18'04" East 215.35 feet;  
thence South 63°03'55" East 11.50 feet;  
thence South 30°41'43" East 64.00 feet;  
thence South 22°08'49" East 161.98 feet;  
thence South 32°18'14" East 149.08 feet to the point of beginning.

For Informational Purposes: Portions of Tax Parcel Nos. 00-0021-2742, 00-0021-9877 and 00-0013-3335 (Identified as Parcel 3 on lot line adjustment survey)

**Parcel 5:**

A parcel of land situate in the Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°41'38" East 586.49 feet along the quarter section line and West 985.75 feet  
from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian;  
and  
running  
thence South 45°06'53" East 39.23 feet;  
thence Southeasterly 57.97 feet along the arc of a 132.00 foot radius curve to the right (center bears South 44°53'07" West and the chord bears South 32°31'59" East 57.51 feet with a central angle of 25°09'49");  
thence South 19°57'04" East 177.99 feet;  
thence Southeasterly 405.60 feet along the arc of a 1,726.00 foot radius curve to the right (center bears South 70°02'56" West and the chord bears South 13°13'09" East 404.67 feet with a central angle of 13°27'51");  
thence North 62°28'41" East 253.27 feet;  
thence Southeasterly 87.04 feet along the arc of a 1,964.50 foot radius curve to the right (center bears South 80°51'38" West and the chord bears South 07°52'13" East 87.03 feet with a central angle of 02°32'18");  
thence South 62°30'49" West 267.14 feet;  
thence South 66°34'02" West 129.65 feet;  
thence South 00°43'47" East 326.38 feet;  
thence South 89°15'44" West 197.50 feet to the Easterly Right-of-Way line of Highway 40;  
thence along said Easterly Right-of-Way line the following two (2) courses:  
(1) North 01°51'31" East 4.30 feet;  
(2) Northwesterly 996.01 feet along the arc of a 2,914.90 foot radius curve to the left (center bears North 88°08'29" West and the chord bears North 07°55'49" West 991.18 feet with a central angle of 19°34'40");  
thence Northeasterly 17.57 feet along the arc of a 27.00 foot radius curve to the right (center bears South 55°39'01" East and the chord bears North 52°59'22" East 17.26 feet with a central angle of 37°16'46");  
thence North 71°37'45" East 84.30 feet;  
thence Northeasterly 21.17 feet along the arc of a 385.00 foot radius curve to the left (center bears North 18°22'15" West and the chord bears North 70°03'14" East 21.17 feet with a central angle of 03°09'02");  
thence North 63°54'25" East 17.55 feet;  
thence Northeasterly 130.63 feet along the arc of a 384.00 foot radius curve to the left (center bears North 24°07'56" West and the chord bears North 56°07'22" East 130.00 feet with a central angle of 19°29'25") to the point of beginning.

For Informational Purposes: Portions of Tax Parcel Nos. 00-0013-3335, 00-0013-3327, 00-0000-5483, 00-0007-8944 and 00-0013-2139 (Identified as Parcel 5 on lot line adjustment survey)

**Parcel 7:**

A parcel of land situate in the Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°41'38" East 311.89 feet along the quarter section line and West 806.58 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence Northeasterly 104.79 feet along the arc of a 316.00 foot radius curve to the right (center bears South 47°53'56" East and the chord bears North 51°36'04" East 104.31 feet with a central angle of 18°59'59");

thence North 61°06'03" East 478.27 feet;

thence Southeasterly 24.35 feet along the arc of a 15.50 foot radius curve to the right (center bears South 28°53'57" East and the chord bears South 73°53'57" East 21.92 feet with a central angle of 90°00'00");

thence South 28°53'57" East 128.07 feet;

thence Southeasterly 164.38 feet along the arc of a 961.00 foot radius curve to the right (center bears South 61°06'03" West and the chord bears South 23°59'56" East 164.18 feet with a central angle of 09°48'02");

thence South 19°05'55" East 223.36 feet;

thence Southeasterly 102.37 feet along the arc of a 2,039.00 foot radius curve to the left (center bears North 70°54'05" East and the chord bears South 20°32'12" East 102.35 feet with a central angle of 02°52'35");

thence South 21°58'30" East 139.91 feet;

thence South 00°41'38" East 508.76 feet;

thence North 20°56'58" West 285.75 feet;

thence South 62°30'49" West 423.39 feet;

thence Northwesterly 447.13 feet along the arc of a 2,035.50 foot radius curve to the left (center bears South 82°38'18" West and the chord bears North 13°39'17" West 446.23 feet with a central angle of 12°35'09");

thence North 19°57'04" West 181.74 feet;

thence Northwesterly 277.98 feet along the arc of a 435.50 foot radius curve to the left (center bears South 70°02'56" West and the chord bears North 38°14'14" West 273.29 feet with a central angle of 36°34'20");

thence Northwesterly 30.98 feet along the arc of a 18.00 foot radius curve to the right (center bears North 33°28'36" East and the chord bears North 07°12'40" West 27.30 feet with a central angle of 98°37'28") to the point of beginning.

For Informational Purposes: Portions of Tax Parcel Nos. 00-0020-0510, 00-0013-3327 and 00-0013-3335 (Identified as Parcel 7 on lot line adjustment survey)