

**WHEN RECORDED MAIL TO:**  
Truly Title, Inc.  
9089 South 1300 West, Suite 120  
West Jordan, UT 84088

ESCROW NO: 24002413-15

A.P.N.: 00-0000-5483, 00-0007-8944,  
00-0020-0510, 00-0007-8480,  
00-0020-1056, 00-0021-2742,  
00-0021-2743, 00-0013-3335 and  
00-0021-2621

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

## DEED OF PARTIAL RECONVEYANCE

TRULY TITLE, INC., as Trustee under that certain Deed of Trust dated 04/08/2024, by and between Jaffa Lynch Investor Group, LLC a Utah Limited Liability Company, (sometimes referred to as "Borrower", "Trustor", "Debtor" and/or "Record Owner"), and Bison Capital Investments, LLC, a Utah Limited Liability Company as Beneficiary, wherein Truly Title appears as the original Trustee, which Deed of Trust was recorded on 04/08/2024, as Entry No. 543830, in Book 1471 at Page 376-404, in the official records of the Washington County County Recorder, pursuant to a request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, only that portion of the trust property more particularly described on Exhibit "A" attached hereto, now held by it as Trustee under said Deed of Trust, which Deed of Trust covers more property than that being reconveyed hereby, the property being reconveyed being situated in Washington County County, State of Utah, more particularly described as set forth on Exhibit "A".

This is a Deed of Partial Reconveyance and therefore the lien of the Beneficiary in the remainder of the property described in the Deed of Trust shall not be affected by the execution, delivery or recording of this Deed of Partial Reconveyance.

Nothing contained in this Deed of Partial Reconveyance shall be interpreted to suggest that the obligation secured by the above-described Trust Deed has been paid in full. The obligation secured by the Deed of Trust remains outstanding.

DATED as of July 23, 2024.

*Matthew Martin*  
Bison Capital Investments, LLC

By: Matthew Martin, Manager

STATE OF Utah  
COUNTY OF Salt Lake

On July 23, 2024, personally appeared before me, Matt Martin, who is the Manager of Bison Capital Investments, LLC a Utah Limited Liability Company.

*Seth Hobby*  
NOTARY PUBLIC  
Residing at: SLC, UT  
Commission Expires: Nov. 19, 2025

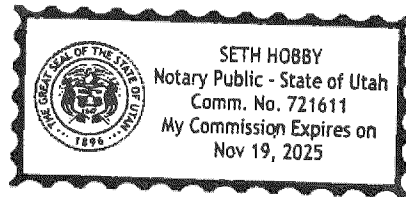


Exhibit A

## Parcel 3:

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

## 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)

**Parcel 2A:**

A parcel of land situate in the Southwest Quarter of Section 20 and 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 on the Westerly Right-of-Way line of the Wasatch Canal Easement, said point being South 00°41'38" East 16.25 feet along the quarter section line and West 443.79 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 61°06'03" West 176.92 feet; thence North 14°15'44" West 794.25 feet; thence South 89°59'23" East 65.27 feet to the Westerly line of the Wasatch Canal; thence along said Westerly line the following fifteen (15) courses: (1) Southeasterly 67.85 feet along the arc of a 180.84 foot radius curve to the left (center bears North 35°51'04" East and the chord bears South 64°53'49" East 67.45 feet with a central angle of 21°29'46"); (2) South 75°38'42" East 30.73 feet; (3) Southeasterly 39.57 feet along the arc of a 35.00 foot radius curve to the right (center bears South 14°21'18" West and the chord bears South 43°15'15" East 37.50 feet with a central angle of 64°46'55"); (4) South 10°51'48" East 42.30 feet; (5) Southeasterly 126.59 feet along the arc of a 131.32 foot radius curve to the left (center bears North 79°08'12" East and the chord bears South 38°28'46" East 121.74 feet with a central angle of 55°13'57"); (6) South 66°05'45" East 60.87 feet; (7) Southeasterly 6.83 feet along the arc of a 4.71 foot radius curve to

the right (center bears South 23°54'15"West and the chord bears South 24°32'49" East 6.25 feet with a central angle of 83°05'50"); (8) South 23°01'14"West 44.46 feet; (9) Southwesterly 108.51 feet along the arc of a 151.95 foot radius curve to the left (center bears South 62°52'46" East and the chord bears South 06°39'44"West 106.22 feet with a central angle of 40°55'00"); (10) South 13°47'46" East 50.94 feet; (11) Southeasterly 55.24 feet along the arc of a 176.31 foot radius curve to the right (center bears South 76°12'14"West and the chord bears South 04°49'12" East 55.02 feet with a central angle of 17°57'07"); (12) South 04°09'22"West 96.14 feet; (13) Southeasterly 48.62 feet along the arc of a 85.00 foot radius curve to the left (center bears South 85°50'38" East and the chord bears South 12°13'47" East 47.96 feet with a central angle of 32°46'18"); (14) South 28°36'56" East 35.39 feet; (15) Southeasterly 34.94 feet along the arc of a 186.74 foot radius curve to the left (center bears North 61°23'04" East and the chord bears South 33°58'33" East 34.89 feet with a central angle of 10°43'15") to the point of beginning.