

When Recorded Return To:  
Cottonwood Title Insurance Agency, Inc.  
1996 East 6400 South, Suite 120  
Salt Lake City, UT 84121

Ent 555848 Bk 1504 Pg 1852 - 1853  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2025 Feb 12 11:38AM Fee: \$40.00 HP  
For: Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

File No.: 185867-KCP

## SUBSTITUTION OF TRUSTEE

Notice is hereby given that Cottonwood Title Insurance Agency, Inc., 1996 East 6400 South, Suite 120, Salt Lake City, UT 84121, is hereby appointed Successor Trustee under that certain Deed of Trust dated September 1, 2017, executed by Klaim, LLC, a Utah limited liability company as Trustor in which TMB Limited Company, a Utah limited liability company is named Beneficiary, Douglas J. Shumway, Esq., of the law firm of Shumway Van is named as Trustee, and recorded in the office of the Wasatch County Recorder, State of Utah on September 1, 2017 as Entry No. 442331 in Book 1200 at Page 691-723.

The trust estate affected by this Substitution of Trustee is the following described property located in Wasatch County, State of Utah:

See Exhibit A attached hereto and made a part hereof

Parcel Number(s): 00-0020-8158, 00-0020-8166 (for Reference Purposes Only)

The undersigned beneficiary hereby ratifies and confirms all actions taken on its behalf by the successor trustee prior to the recording of this instrument.

Dated this 21 day of January, 2025.

TMB Limited Company, a Utah limited liability company

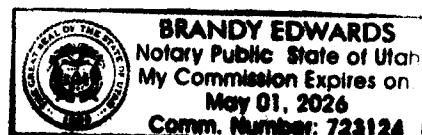
BY: James K. Warner  
Name: James K. Warner  
Its: Manager

State of Utah )

County of Salt Lake )

On the 21 day of January, 2025, personally appeared before me James Warner, who acknowledged himself/herself to be the Manager of TMB Limited Company, a Utah limited liability company, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Brandy Edwards  
NOTARY PUBLIC



723124

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

BEGINNING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HAVING STATE PLANE COORDINATES Y=2 257581.916 METERS AND X=503 809,4945 METERS, AND RUNNING THENCE, USING STATE PLANE COORDINATE BEARINGS, NAD 93: SOUTH 00°20'08" EAST (DEED: SOUTH 00°19'23" EAST) 1309.61 FEET, THENCE SOUTH 89°25'31" WEST (DEED: SOUTH 89°26'16" WEST) 1336.577 FEET (TO CLOSE) (DEED: 1336.60 FEET), THENCE SOUTH 00°08'33" EAST (DEED: SOUTH 00°07'48" EAST) 510.534 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 289, THENCE NORTH 47°34'24" WEST 608.635 FEET ALONG SAID RIGHT OF WAY TO THE EASTERLY LINE OF EVELYN RODEBACK'S PROPERTY, THENCE LEAVING SAID RIGHT OF WAY NORTH 00°04'41" WEST (DEED: NORTH 00°03'56" WEST) 1408.72 FEET TO THE NORTH LINE OF SAID SECTION 17, THENCE NORTH 89°32'34" EAST (DEED: NORTH 89°33'19" EAST) 1778.805 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NO. 00-0020-8158 TAX SERIAL NO. OHI-0011-0-017-025.

Address: 708 East Highway 248, Heber City, UT 84032

**PARCEL 2:**

A PARCEL OF LAND LOCATED IN THE WEST ONE-HAIF OF THE NORTHEAST QUARTER AND THE EAST ONE-HAIF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°33'19" WEST 1778.805 FEET AND SOUTH 00°03'56" EAST 877.49 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°03'56" EAST 875.55 FEET; THENCE SOUTH 89°23'57" WEST 1114.71 FEET; THENCE NORTH 00°05'38" EAST 877.09 FEET; THENCE NORTH 89°28'38" EAST 1112.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION BELONGING TO THE UNITED STATES OF AMERICA PURSUANT TO WARRANTY DEED RECORDED DECEMBER 14, 1987 WITH ENTRY NO. 44409 IN BOOK 196 AT PAGE 385, WASATCH COUNTY, STATE OF UTAH, OFFICIAL RECORDS.

ALSO, LESS AND EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED LEGAL THAT LIES SOUTH AND SOUTHWESTERLY OF THE NORTHERLY LINE OF STATE HIGHWAY S.R. 248.

PARCEL IDENTIFICATION NO. 00-0020-8166 TAX SERIAL NO. OHI 0019-0-017-025.

Address: Vacant Land, Heber City, UT 84032