

2



PO Box 231
Ogden, Utah 84402-0231
Attn: Ali Trevino

Note #8552

13638953
04/21/2021 03:24 PM \$40.00
Book - 11161 Pg - 2176-2177
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
BANK OF UTAH
PO BOX 231
OGDEN UT 84402
BY: GGA, DEPUTY - MA 2 P.

DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS:

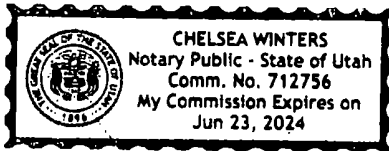
WHEREAS, BANK OF UTAH, the Beneficiary of the Deed of Trust made, executed and delivered on July 22, 2020, by WDG WV Convenience, LLC, BANK OF UTAH, as Trustee for said Beneficiary, which Deed of Trust was recorded on August 4, 2020, in the Office of the Recorder of Salt Lake County, Utah, Entry No 13350622, and Page 8489-8498, has requested the Trustee under said Deed of Trust to reconvey the premises which are described as follows, to-wit:

See attached "Exhibit A"

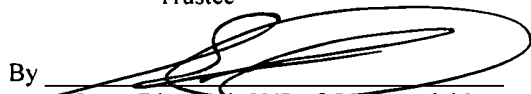
The Real Property or its address is commonly known as 5696 West 3500 South, West Valley, UT, 84128. The Real Property tax Identification number is 14-26-476-032 and part of 14-26-476-004

AND WHEREAS, BANK OF UTAH is now the Trustee under said Deed of Trust, NOW, THEREFORE, the BANK OF UTAH as Trustee, does hereby grant, remise, release and reconvey to the person or persons entitled thereto, all the estate and interest derived to it, by or through said Deed of Trust in the above described lands and premises, together with the appurtenances.

IN WITNESS WHEREOF, said BANK OF UTAH as Trustee, has caused these presents to be executed April 15, 2021.



BANK of UTAH
Trustee

By 
Steve Diamond, SVP of Commercial Loans

STATE of Utah
COUNTY of Weber ss.

On April 15, 2021, personally appeared before me Steve Diamond who, being by me duly sworn, did say that he is Senior Vice President of Commercial Loans of BANK OF UTAH, that the above and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors, and said, Steve Diamond, acknowledged to me that said corporation executed the same.

Chelsea Winters
Notary Public
Residing at

EXHIBIT A

The following tract(s) of land in Salt Lake County, State of Utah, described as follows :

Parcel 1: (14-26-476-032)

Beginning at a point on a fence line and on the North line of 3500 South Street which point is South 89°59'10" West along the section line of 692.00 feet and North 0°00'50" West 40 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 0°00'50" West along said fence 153.50 feet; thence North 89°59'10" East 94.83 feet; thence South 44°56'01" East 52.12 feet to a fence line; thence South 0°08'47" East along said fence 116.60 feet to the North line of 3500 South Street; thence South 89°59'10" West along said North line 131.90 feet to the point of beginning.

Less and Excepting therefrom, the land conveyed to West Valley City by that certain Warranty Deed recorded May 19, 2003 as Entry No. 8654549 in Book 8799 at Page 4340 of Official Records, more particularly described as follows:

Beginning at a point on the existing North line of 3500 South Street which point is South 89°59'10" West along the section line 692.00 feet and North 0°00'50" West 40.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 0°00'00" West 13.000 feet; thence North 89°59'10" East 131.872 feet along the new right-of-way line of 3500 South Street; thence South 0°08'47" East 13.006 feet to the existing North line of 3500 South Street; thence South 89°59'10" West 131.900 feet to the point of beginning.

Parcel 2: (part of 14-26-476-004)

A tract of land in fee, being all of the remainder of an entire tract of property, situate in the Southeast 1/4 of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are as described as follows:

Beginning at a point in the Northerly right of way line of 3500 South Street Right of Way line, said point is 692.00 feet West along the Section line and 53.00 feet North from the Southeast corner of said Section 26, said point is also approximately 79.69 feet perpendicularly distant Northerly from the 3500 South Right of Way Control Line opposite engineer station 3524+07.36; and running thence West 65.20 feet along said Northerly Right of Way line to the Westerly boundary line of said entire tract; thence North 310.00 feet along said Westerly boundary line to the Northerly boundary line of said entire tract at a point 390.00 feet perpendicularly distant Northerly from said control line opposite engineer station 3523+41.00; thence East 65.20 feet along said Northerly boundary line to the Northeast corner of said entire tract; thence South 310.00 feet along the Easterly boundary line of said entire tract to the point of beginning.

(Note: Rotate all bearings in the above description 00°14'25" clockwise to obtain highway bearings.)

The following is shown for information purposes only: Tax ID / Parcel No. 14-26-476-032/14-26-476-004