



W2692072

F-D50548

WHEN RECORDED MAIL TO:

E# 2692072 PG 1 OF 4
ERNEST D ROWLEY, WEBER COUNTY RECORDER
26-Jun-14 1122 AM FEE \$20.00 DEP SY
REC FOR: FOUNDERS TITLE COMPANY - SYRACUSE
ELECTRONICALLY RECORDED

PARTIAL RECONVEYANCE
(Corporate Trustee)

FOUNDERS TITLE COMPANY, as Trustee under a Trust Deed dated January 3, 2014, executed by MHP #12, LLC, as Trustor, and recorded January 6, 2014, as Entry No. 2670675, of the records of the County Recorder of Weber County, Utah, pursuant to a written request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, a portion only of the trust property now held by it as Trustee under said Trust Deed, which portion so reconveyed consists of real property situated in Weber County, Utah described as follows:

See Exhibit A attached hereto and made a part hereof.

~~08-022-0024 DD~~
~~08-022-0027 DD~~

08-022-0081
08-022-0082 ds.
08-022-0069

THIS IS TO BE CONSTRUED AS A PARTIAL RECONVEYANCE. THE LIEN OF SAID DEED OF TRUST IS TO REMAIN IN FULL FORCE AND EFFECT AS TO THE REMAINDER OF THE PROPERTY SECURED THEREBY.

Dated this 8th day of April, 2014.

FOUNDERS TITLE COMPANY, TRUSTEE

By: *J.C. Morris*
JIM C. MORRIS
President

STATE OF UTAH)
 : SS
County of Davis)

On the 8th day of April, 2014, personally appeared before me JIM C. MORRIS, who being by me duly sworn, did say that he is the President of FOUNDERS TITLE COMPANY, a Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and said JIM C. MORRIS acknowledged to me that said corporation executed the same.

Chris R. Thompson
Notary Public

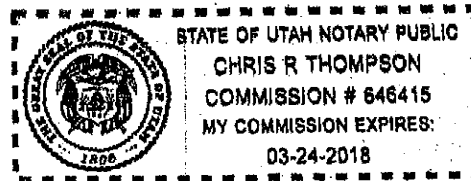


Exhibit A

PARCEL 1

A parcel of land in fee for the widening of SR-108 (Midland Drive) known as Project No. S-0108(30)11, being part of an entire tract of property situate in the SW1/4 SW1/4 Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said entire tract, which point is 1321.33 feet (1320.00 feet) N.00°13'00"E. along the section line and 126.95 feet (128.29 feet) N.89°50'00"E. from the Southwest corner of said section 2; and running thence N.89°50'00"E. 144.07 feet to a point 55.00 feet radially distant easterly from the right of way control line of said SR-108 (Midland Drive) opposite approximate Engineers Station 554+06.70; thence southwesterly 357.48 feet along the arc of a 7945.00-foot radius non-tangent curve to the left, concentric with said right of way control line (chord bears S.39°09'45"W. 357.45 feet); thence S.37°52'25"W. 75.82 feet parallel with said right of way control line to the section line of said Section 2; thence N.00°13'00"E. 177.90 feet along said section line; thence N.38°47'27"E. 203.60 feet (record S.38°33'W. 206.84 feet) along the northwesterly boundary line of said tract to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

08-022-0024, 08-022-0027

PARCEL 1A

a perpetual easement, upon part of an entire tract of property, situate in the SW1/4 SW1/4 Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in Weber County, Utah, for the purpose of constructing and maintaining thereon highway appurtenances including, but not limited to, cut and/or fill slopes, power, natural gas, water, telecommunication and appurtenant parts thereof. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract and the easterly highway right of way of SR-108 (Midland Drive), which point is 1321.33 feet (1320.00 feet) N.00°13'00"E. and 271.02 feet N.89°50'00"E. from the Southwest corner of said section 2; and running thence N.89°50'00"E. 13.18 feet along said northerly boundary line to a point 65.00 feet radially distant easterly from the right of way control line of said SR-108 (Midland Drive) opposite approximate Engineers Station 554+15.35; thence southwesterly 365.61 feet along the arc of a 7935.00-foot radius non-tangent curve to the left, concentric with said right of way control line (chord bears S.39°11'37"W. 365.58 feet); thence S.37°52'25"W. 88.78 feet parallel with said right of way control line to the westerly boundary line of said entire tract and the west line of said Section 2; thence N.00°13'00"E. 16.37 feet along said section line to the easterly highway right of way line of said project; thence N.37°52'25"E. 75.82 feet parallel with said right of way control line to the point of tangency of a 7945.00-foot radius curve to the right; thence northeasterly 357.48 feet along the arc of said curve, concentric with said right of way control line (chord bears N.39°09'45"E. 357.45 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

08-022-0024, 08-022-0027

PARCEL 1B

A temporary easement, upon part of an entire tract of property, situate in the SW1/4 SW1/4 Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in Weber County, Utah, to facilitate the construction of SR-108 (Midland Drive) and appurtenant parts thereof, known as Project No. S-0108(30)11. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract are described as follows:

Beginning at a point 1321.33 feet (1320.00 feet) N.00°13'00"E. and 284.20 feet N.89°50'00"E. from the Southwest corner of said section 2; and running thence N.89°50'00"E. 36.97 feet along the northerly boundary line of said entire tract to a point which is 93.00 feet radially distant easterly from the right of way control line of said SR-108 (Midland Drive) opposite approximate Engineers Station 554+39.73; thence S.40°15'34"W. 118.34 feet; thence S.00°02'47"W. 42.30 feet; thence S.76°24'24"W. 33.30 feet; thence S.53°51'47"W. 35.73 feet; thence S.38°51'52"W. 78.87 feet; thence S.00°11'30"E. 25.59 feet; thence S.15°22'59"W. 83.98 feet; thence S.01°18'31"E. 24.36 feet; thence S.88°41'29"W. 34.00 feet; thence N.01°18'31"W. 53.07 feet; thence N.52°52'13"W. 30.01 feet; thence northeasterly 365.61 feet along the arc of a 7935.00-foot radius non-tangent curve to the right, concentric with said right of

way control line (chord bears N.39°11'37"E. 365.58 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

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