

Ent 480390 Bk 1300 Pg 417 - 419
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2020 Jul 02 03:43PM Fee: \$40.00 TC
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
1996 East 6400 South, Suite 120
Salt Lake City, UT 84121

File No.: 127718-JTF

DEED OF PARTIAL RECONVEYANCE

Founders Title Company, authorized to conduct business in the State of Utah, and acting pursuant to a written request of the Beneficiary of a Deed of Trust thereunder, does hereby partially reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Trustee. Said Deed of Trust was executed by AJ Fireside Park City LLC, a Delaware limited liability company as Trustor, to Alcova Fireside Park City Lender LLC, a Delaware limited liability company, as Beneficiary, and recorded in the official records of Wasatch County, State of Utah as follows:

Date: January 19, 2018 as Entry No. 447487 in Book 1212 at Page 1628 and modification recorded February 22, 2019 as Entry No. 460860 in Book 1244 at Page 1739.


The portion of the trust estate affected by this Deed of Partial Reconveyance pertains to the following described property located in Wasatch County, State of Utah:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 00-0020-4219, 00-0020-6338, 00-0020-9370, 00-0015-5338, 00-0020-6342, 00-0020-6341, 00-0020-9372, 00-0020-9572, 00-0020-9371, 00-0013-9027, 00-0020-9040, 00-0020-2698 and 00-0020-7784 (for reference purposes only)

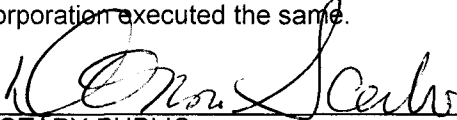
Dated this 2nd day of July, 2020.

Founders Title Company

By: 
Name: R. Bruce Hancey
Its: Vice President

State of Utah)
County of Salt Lake)

On the 2nd day of July, 2020, personally appeared before me R. Bruce Hancey, who being by me duly sworn did say that he is the Vice President of Founders Title Company and that said instrument was signed in behalf of said corporation by authority of its bylaws, and said Other acknowledged that said corporation executed the same.


NOTARY PUBLIC

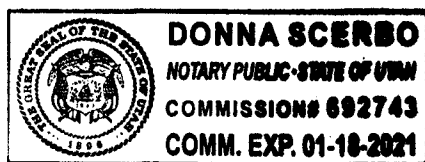


Exhibit ALegal Description

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 89°31'27" EAST 6017.58 FEET AND SOUTH 00°28'33" EAST 632.41 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING SOUTH 89°31'27" WEST 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 5.01 FEET, A DELTA ANGLE OF 01°47'41", A CHORD BEARING OF SOUTH 55°15'54" EAST, AND A CHORD LENGTH OF 5.01 FEET; THENCE SOUTH 54°48'59" EAST 122.63 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1555.00 FEET, AN ARC LENGTH OF 306.88 FEET, A DELTA ANGLE OF 11°18'26", A CHORD BEARING OF SOUTH 60°28'12" EAST, AND A CHORD LENGTH OF 306.38 FEET; THENCE SOUTH 66°07'25" EAST 250.14 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 705.00 FEET, AN ARC LENGTH OF 178.14 FEET, A DELTA ANGLE OF 14°28'39", A CHORD BEARING OF SOUTH 73°21'44" EAST, AND A CHORD LENGTH OF 177.67 FEET; THENCE SOUTH 80°36'04" EAST 288.35 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF TALISMAN PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1305.00 FEET, AN ARC LENGTH OF 1047.45 FEET, A DELTA ANGLE OF 45°59'17", A CHORD BEARING OF SOUTH 85°14'23" EAST, AND A CHORD LENGTH OF 1019.56 FEET; (2) NORTH 71°17'07" EAST 64.82 FEET; THENCE SOUTH 17°19'41" EAST 42.53 FEET; THENCE SOUTH 31°03'02" EAST 99.94 FEET; THENCE SOUTH 13°12'27" EAST 123.35 FEET; THENCE SOUTH 09°37'26" WEST 160.48 FEET; THENCE SOUTH 30°23'51" WEST 123.37 FEET; THENCE SOUTH 53°40'47" WEST 95.66 FEET; THENCE SOUTH 32°51'30" WEST 152.31 FEET; THENCE SOUTH 26°42'16" WEST 140.98 FEET; THENCE SOUTH 22°48'06" WEST 181.77 FEET; THENCE SOUTH 30°45'58" WEST 160.55 FEET; THENCE SOUTH 43°20'18" WEST 137.26 FEET; THENCE SOUTH 55°46'36" WEST 157.39 FEET; THENCE SOUTH 69°06'06" WEST 158.19 FEET; THENCE SOUTH 81°37'39" WEST 138.52 FEET; THENCE NORTH 86°37'40" WEST 136.69 FEET; THENCE NORTH 80°00'00" WEST 59.43 FEET; THENCE NORTH 79°18'30" WEST 209.13 FEET; THENCE NORTH 69°54'02" WEST 98.11 FEET; THENCE NORTH 55°36'39" WEST 115.81 FEET; THENCE NORTH 36°10'33" WEST 176.90 FEET; THENCE NORTH 26°58'51" WEST 76.04 FEET; THENCE NORTH 12°34'50" WEST 76.97 FEET; THENCE SOUTH 75°44'48" WEST 29.13 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1117.22 FEET, AN ARC LENGTH OF 246.34 FEET, A DELTA ANGLE OF 12°38'00", A CHORD BEARING OF SOUTH 82°03'48" WEST, AND A CHORD LENGTH OF 245.84 FEET; THENCE SOUTH 113.04 FEET; THENCE SOUTH 17°17'32" WEST 97.61 FEET; THENCE SOUTH 29°49'19" WEST 172.83 FEET; THENCE SOUTH 48°35'21" WEST 172.83 FEET; THENCE SOUTH 67°25'39" WEST 174.12 FEET; THENCE SOUTH 86°15'56" WEST 172.83 FEET; THENCE NORTH 78°06'15" WEST 167.29 FEET; THENCE NORTH 89°00'37" WEST 137.42 FEET; THENCE NORTH 53°32'36" WEST 222.67 FEET; THENCE NORTH 12°53'17" WEST 224.48 FEET; THENCE NORTH 23°24'22" EAST 224.02 FEET; THENCE NORTH 62°51'42" EAST 265.60 FEET; THENCE NORTH 53°48'40" EAST 58.57 FEET; THENCE NORTH 37°16'02" WEST 487.87 FEET; THENCE NORTH 05°00'04" WEST 125.71 FEET; THENCE NORTH 06°55'10" EAST 135.96 FEET; THENCE NORTH 19°24'49" EAST 138.25 FEET; THENCE NORTH 31°04'15" EAST 117.65 FEET; THENCE NORTH 43°23'25" EAST 152.72 FEET; THENCE NORTH 61°07'00" EAST 55.99 FEET; THENCE NORTH 61°30'31" EAST 60.19 FEET; THENCE NORTH 60°30'43" EAST 281.65

[continued on following page]

Legal Description

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FEET; THENCE SOUTH 33°53'57" EAST 177.36 FEET; THENCE NORTH 80°47'54" EAST 48.95 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 109.31 FEET, A DELTA ANGLE OF 50°06'15", A CHORD BEARING OF NORTH 10°07'54" EAST, AND A CHORD LENGTH OF 105.86 FEET; THENCE NORTH 35°11'22" EAST 99.40 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 32, SAID POINT BEING NORTH 89°31'27" EAST 7182.59 FEET AND SOUTH 00°28'33" EAST 51.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING SOUTH 89°31'27" WEST 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 41°30'06" EAST 80.95 FEET; (2) NORTH 41°25'16" EAST 421.18 FEET; (3) NORTH 69°06'21" EAST 487.23 FEET; (4) NORTH 69°11'12" EAST 547.70 FEET; (5) SOUTH 88°26'59" EAST 300.00 FEET; (6) NORTH 89°39'42" EAST 324.08 FEET; (7) NORTH 82°24'02" EAST 333.19 FEET; (8) NORTH 59°39'18" EAST 336.67 FEET; (9) NORTH 41°13'03" EAST 300.01 FEET; (10) NORTH 71°54'42" EAST 779.59 FEET; AND (11) NORTH 72°01'10" EAST 24.25 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE SOUTH 00°06'29" EAST ALONG SAID EAST LINE, 1344.16 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE NORTH 89°33'35" EAST ALONG THE NORTH LINE OF SAID SECTIONS 1 AND 2, 2357.77 FEET; THENCE SOUTH 05°05'03" WEST 269.83 FEET; THENCE SOUTH 00°38'10" WEST 60.11 FEET; THENCE SOUTH 01°09'16" WEST 1703.31 FEET; THENCE WEST 2000.38 FEET; THENCE NORTH 51°00'19" WEST 1621.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TALISMAN PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 208.37 FEET, A DELTA ANGLE OF 33°37'49", A CHORD BEARING OF NORTH 57°01'38" WEST, AND A CHORD LENGTH OF 205.39 FEET; (2) NORTH 73°50'33" WEST 320.44 FEET; (3) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 377.39 FEET, A DELTA ANGLE OF 34°52'31", A CHORD BEARING OF SOUTH 88°43'12" WEST, AND A CHORD LENGTH OF 371.59 FEET; (4) SOUTH 71°16'56" WEST 854.76 FEET; AND (5) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1195.00 FEET, AN ARC LENGTH OF 1252.19 FEET, A DELTA ANGLE OF 60°02'16", A CHORD BEARING OF NORTH 78°41'56" WEST, AND A CHORD LENGTH OF 1195.68 FEET; THENCE NORTH 20°46'27" EAST 809.38 FEET TO THE POINT OF BEGINNING.

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